

Kilmington Neighbourhood Plan 2020-2031

Consultation Statement

Kilmington Parish Council

December 2021

[inside cover]

Contents

CONTEXT	2
1. Introduction	2
2. Background to Consultation on the Neighbourhood Plan	3
PART ONE: Community Consultation	5
3. Overview and Summary of Main Community Consultation Elements	5
4. Summary of Consultation Approach to Engage the Community.....	6
5. Equality and Inclusivity	7
6. Details of Consultation Approach to Engage the Community.....	7
6.1 Community Questionnaire (Survey)	7
6.2 Public Meetings (June, 2018).....	8
6.2 Kilmington Village Fayres (July, 2018 and July, 2019)	9
6.5 Regulation 14 (Pre-submission Stage) Consultation	10
7. Conclusions	11
PART TWO: Statutory and Strategic Consultees	12
8. Overview and Summary of Main Community Consultation Elements	12
9. Summary of Consultation Approach to Engage Statutory and Strategic Consultees.....	12
10. Details of Consultation Approach to Engage Statutory and Strategic Consultees.....	13
10.1 Regulation 14 (Pre-submission stage) Consultation	13
11. The Local Planning Authority (East Devon District Council).....	14
12. Sustainability.....	14
13. Conclusions	15
APPENDICES.....	16
Appendix 1 - Neighbourhood Area Application and Decision Notice.....	17
Appendix 2 – Community Questionnaire	18
Appendix 3 – Community Questionnaire Details of Distribution and Collection and Summary Report of Results.....	43
Appendix 4 - Consultees: Local Community Groups and Organisations	57
Appendix 5 - Consultees: Statutory and Strategic	58
Appendix 6 - Examples of Parish Council Postscript Village Magazine Articles	60
Appendix 7 – June 2018 Public Meeting Notices, Social Media and Meeting Summary Note	63
Appendix 8 – Other Posters and Material Used to Publicise Consultations	65
Appendix 9 – Regulation 14 Pre-submission Consultation Consultee Letter	75
Appendix 10 – Summary Leaflet of Regulation 14 Plan Distributed to Every Household and Business.....	76
Appendix 11 - Regulation 14 (Pre-submission) Consultation Comments and Responses.....	91
Appendix 12 – SEA / HRA Screening Report and Correspondence.....	169
Appendix 13 – Timeline of Events	245

CONTEXT

1. Introduction

Our Neighbourhood Plan has been produced by Kilmington Parish Council, as the “qualifying body” with overall responsibility for the preparation, consultation and submission of the Neighbourhood Plan. Material relating to the production of the Plan is available on the neighbourhood plan pages of the Parish Council website at <https://www.kilmingtonvillage.com/neighbourhood-plan.html>.

The development of the plan and management of the process has been marshalled by a Neighbourhood Plan Steering Group comprised of members of our community and Parish Councillors.

This Consultation Statement has been prepared by the Neighbourhood Plan Steering Group to conform to the legal obligations of the Neighbourhood Planning Regulations 2012.

Section 15(2) of Part 5 of the Regulations sets out what a Consultation Statement should:

- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted; and,
- Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

PART ONE of this Consultation Statement summarises all statutory and non-statutory consultation undertaken with the community in developing the Neighbourhood Plan.

PART TWO summarises all statutory and non-statutory consultation undertaken with strategic and statutory consultees.

The aims of the Neighbourhood Plan consultation process were to:

- ‘front-load’ the consultation, so that the Plan could be informed by the views of local people and other stakeholders from the earliest stage;
- ensure that consultation events and public meetings enabled people ‘have their say’ and provided the Steering Group with feedback at key points in the process;
- engage with as wide a range of people as possible, who live and work in the Parish, using a variety of events and communication techniques;
- ensure that the results of consultation and updates on the neighbourhood plan were provided in a timely fashion soon after events and consultation periods and throughout the process, through the most appropriate and widely read media; and,
- be able to demonstrate during the process and at Submission that the Plan has been developed following good practice, that it is truly *the community’s Plan* which represents their views on local issues, and with the aim of meeting the required Basic Conditions as they relate to achieving effective consultation and engagement.

This Consultation Statement and the supporting appendices are considered to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

2. Background to Consultation on the Neighbourhood Plan

The Parish Council agreed to undertake a Neighbourhood Plan in 2015, after which the application to designate the Neighbourhood Area was submitted to the local planning authority (East Devon District Council).

A Steering Group was established by recruiting willing members of the Parish Council and from the local community. The Neighbourhood Area was designated by the local planning authority on 15th January 2016 following consultation¹.

The level of consultation that has been undertaken for the Neighbourhood Plan goes beyond that required by legislation as the Parish Council and its Steering Group has continuously sought to work with the local community to ensure that the Plan, as much as possible, reflects their views and wishes.

In preparing the Neighbourhood Plan the Steering Group has tried to ensure that residents and other stakeholders including local authorities, interest groups, land owners, businesses and statutory bodies have been consulted and that their comments have been noted and where appropriate incorporated into the Plan as it evolved.

In order to make available information and update residents and stakeholders on the progress of the Plan an early decision was taken to develop Neighbourhood Plan pages on the Parish Council website² so that as much information as possible could be made easily accessible online.

The Kilminster village social media pages were also used to post information about the Plan's development to try to reach as many members of the community which use social media as possible³.

It is important to note that progress on the Plan in 2020 and 2021 was delayed, to a large degree, by the Covid-19 pandemic. We had been close to publishing the draft Plan for its Regulation 14 pre-submission when the pandemic started. As soon as it was safe and appropriate to do so we commenced the Regulation 14 consultation in late 2020, extending the consultation period accordingly.

Figure 1 sets out a summary timeline for the key elements of consultation⁴.

¹ For details, see <https://eastdevon.gov.uk/planning/planning-policy/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/kilminster/#article-content>.

² See <https://www.kilminstervillage.com/neighbourhood-plan.html>

³ See the Kilminster Now Facebook page - <https://www.facebook.com/groups/857700491073980>

⁴ A full timeline of these and other key parts of the process can be seen on the website at <https://www.kilminstervillage.com/news-events.html> and the timeline is also appended to this Statement for completeness and ease of reference.

Figure 1: Timeline of Key Elements of Consultation



PART ONE: Community Consultation

3. Overview and Summary of Main Community Consultation Elements

The Parish Council was keen to ensure that the Neighbourhood Plan was a community-led document. The Neighbourhood Plan Steering Group⁵ was established from community volunteers with Parish Council representation and we have tried to engage the widest range of people and groups possible during the process.

The Parish Council had already engaged the community in various planning matters in recent years, including responses to planning proposals and development of a Village Design Statement⁶. It is therefore with a good understanding of some of the planning challenges that the parish faces that we entered into neighbourhood planning.

We considered how best to approach consultation with the community at the start of the process as we researched the Neighbourhood Plan process and have had guidance during the process from both the local planning authority and our advisory consultants, Stuart Todd Associates.

Regular updates about the Plan's development and progress were given at Parish Council meetings by Parish Councillors sitting on the Neighbourhood Plan Steering Group.

Consultation took place at the following stages in the neighbourhood planning process. These are set out with more detail later in this Statement alongside other key parts of the ongoing consultation and communication process as the Plan was developed. A timeline of events is available to view on the website⁷ and is also appended to this Statement for completeness.

Neighbourhood Plan Main Community Consultation Elements		
Element	Dates	Purpose
Neighbourhood Plan Community Questionnaire (Survey)	November 2017	Gather opinions from residents in the Parish on a range of planning related issues
Neighbourhood Plan Community Questionnaire (Survey)	June 2018	Public meeting to report feedback on survey results
Kilmington Village Fayre	July 2018	To update the community on the Plan's progress, and get further views on the Plan's content and key issues
Kilmington Village Fayre	July 2019	To update the community on the Plan's progress, and get further views on the Plan's content and key issues
Pre-submission Draft Plan consultation (Regulation 14)	December 2020	Pre-submission (Regulation 14) consultation

⁵ See <https://www.kilmingtonvillage.com/neighbourhood-plan-team.html> for further details of the Group and its composition. The Terms of Reference adopted for the Group are available to view here

https://www.kilmingtonvillage.com/uploads/5/7/3/6/57362287/knpt_terms_of_reference.pdf

⁶ See https://www.kilmingtonvillage.com/uploads/5/7/3/6/57362287/design_statement.pdf

⁷ See <https://www.kilmingtonvillage.com/news--events.html>

4. Summary of Consultation Approach to Engage the Community

A number of key community consultation stages were identified at the outset. These were used as a guide and timings reviewed during the process by the Steering Group. This was done to enable each consultation stage to be properly planned for and to ensure that the community at large understood when and why they were being consulted.

There was a desire by the Steering Group for the process' outputs to remain proportionate to the tasks while meeting requirements set out in the Regulations and following good practice. It was also keen to avoid consultation fatigue amongst the community and to make key stages of consultation worthwhile to help move the process forward.

The basis of our approach to consultation with the community was to follow a number of important principles:

- Publicising as widely as possible;
- Utilising a variety of methods;
- Avoid consultation fatigue;
- Applying the right method to the task and the required outcomes;
- Providing appropriate levels of assistance, explanation and interpretation;
- Maximising access and opportunity;
- Encouraging reaction and feedback; and,
- Reporting back on what was said and how it has been interpreted.

Aside from programmed and organised consultation 'events' during key stages of the process, the Steering Group has been keen to facilitate a continuous two-way dialogue with the community at large. This has been achieved by:

Communication Methods:	Brief Description:
Website	Regular updates and documents made available on the Parish Council Neighbourhood Plan website pages ⁸
Social Media	Regular posts on Facebook pages ⁹
Parish Newsletter	Residents and businesses given regular updates in the Parish newsletter ¹⁰
Noticeboards	Notices, posters and bulletins on Parish Council and other public noticeboards ¹¹
Parish Council Meetings	Regular reports of progress to Parish Councillors
Annual Parish Meetings	Report of progress to the annual parish meetings during the plan's development
Press Releases	Press release issued to give notice of the Regulation 14 consultation ¹²

⁸ See <https://www.kilmingtonvillage.com/neighbourhood-plan.html>

⁹ Examples of which are appended to this report for info.

¹⁰ Examples of which are appended to this report for info.

¹¹ Examples of which are appended to this report for info.

¹² Examples of which are appended to this report for info.

5. Equality and Inclusivity

We recognise that the foundation of a good neighbourhood plan is an effective and inclusive programme of consultation and engagement. Our aim was to reach everyone with a stake in the future of the area including people living, working or doing business here, those who deliver services to the local communities and people who have influence over the future of the area. We wanted to communicate and listen to everybody with a view; regardless of gender, ethnicity, colour, disability, religion, family responsibility, age, occupation, marital status, or sexual orientation.

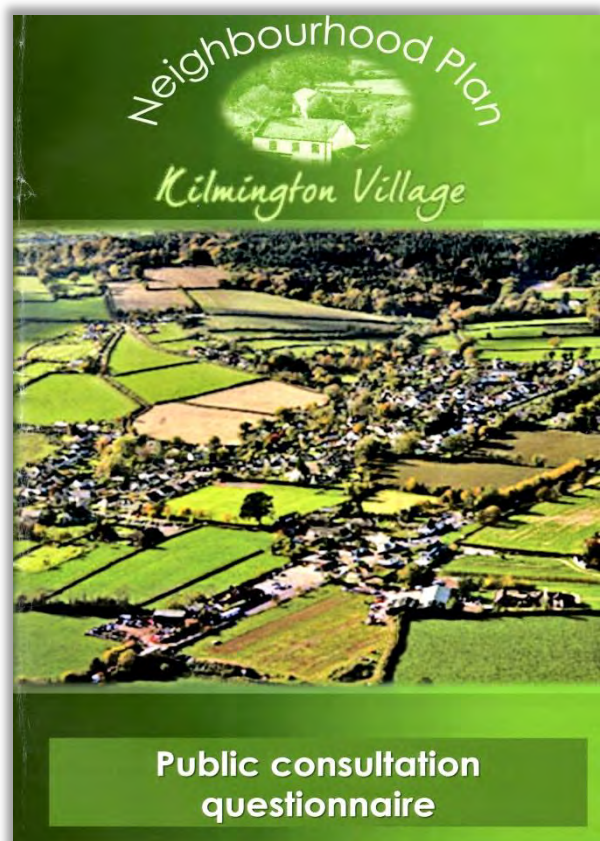
6. Details of Consultation Approach to Engage the Community

6.1 Community Questionnaire (Survey)

How did we consult?

We developed a community questionnaire which was distributed to all households in the parish, some businesses and local estate agents given that some manage local rental properties¹³. The purpose of the community questionnaire was to:

- Fill gaps in our knowledge and understanding of community issues, particularly as they may affect neighbourhood planning – as identified by our understanding, at the time, of available evidence base studies and information;
- Increase comprehension and measure community opinion on key local and neighbourhood planning matters;
- Test community support and reaction to recent planning proposals and key planning issues; and,
- Establish a broader base of community interest and engagement in neighbourhood planning.



¹³ Available to see appended to this document for ease of reference. Details of the method used to distribute and collect the questionnaires are also appended.

Neighbourhood Plan: Neighbourhood Plan Questionnaire	
Date(s)	Delivery commenced 25 th October 2017 and collection and return finished on 17 th December 2017
Delivery Method(s)	Hand delivered to each household in the Parish
No. of questionnaires delivered	426 dwellings and 4 businesses
No. of completed questionnaires returned	215 (60%)
Return Options	Collection by a member of the Steering Group and drop-off at the same member's home address

Who was consulted?

Everybody who lived in the parish was given the opportunity to complete the Community Questionnaire. It was delivered to every dwelling in the Parish.

What did they say?

Responses to the questionnaire were compiled in a report of the event and a breakdown of the questionnaire responses which can be seen on the website¹⁴.

How were the issues and concerns responded to?

The results of the questionnaire were published in the village magazine, delivered to all village dwellings and businesses in June 2018. The results of the feedback from the questionnaire were discussed by the Steering Group which, from the responses, identified the initial key planning issues appropriate for inclusion in the Neighbourhood Plan. These results, together with the evidence base material gathered at that point and our understanding of both local planning authority and national planning policies, directly informed the development of the draft vision and objectives of the Plan.

6.2 Public Meetings (June, 2018)

How did we consult?

We wanted to give the local community an opportunity to ask questions about the evolving Plan and what we had done to date. It was also an opportunity to feedback the results of the questionnaire. The opportunity was also taken to discuss where in the village new development would be acceptable to residents. Notices were displayed advertising the meeting online and locally and are appended to this Statement. Two meetings were held at 2pm and 5pm on 9th June, with both well attended by around 87 people across the two sessions, many staying-on after to hold further discussions.



¹⁴ Available to see (together with the survey report) here

https://www.kilmingtonvillage.com/uploads/5/7/3/6/57362287/neighbourhood_plan_public_questionnaire_results.pdf

Who was consulted?

The local community was invited to attend the public meeting. They were also asked to provide comments and respond to a display which identified the key matters being discussed.

What did the Consultees say?

Notes from the meeting are appended to this Statement.

How were the issues and concerns responded to?

We noted the comments made and factored them into the developing Plan.



6.2 Kilmington Village Fayres (July, 2018 and July, 2019)

How did we consult?

For two consecutive years we took advantage of the very well attended Village Fayre (and Flower Show) to have a stall at the events to provide feedback on the process and emerging content of the Plan. At the 2018 Fayre, the focus was feeding back the results of the questionnaire survey and explain the next steps. At the 2019 Fayre, the focus was on dissemination of the emerging Plan's content and discussion of specific planning and traffic issues of concern to start to hone the content of the Plan.

Who was consulted?

Residents attending the Fayre were the focus of the engagement, as well as visitors to the event. Over 700 people attended the Fayres in both years, with around 350 people visiting the stall to view material and have discussions over 3 hours.

What did the Consultees say?

Development of the Plan was broadly welcomed at both events and feedback received was positive overall.

How were the issues and concerns responded to?

On both occasions, feedback from the events was considered by the Steering Group and helped to confirm the emerging areas of focus in the Plan and its content.

6.5 Regulation 14 (Pre-submission Stage) Consultation

How did we consult?

Neighbourhood Plan regulations require that a statutory consultation period of a minimum of 6 weeks is undertaken by the qualifying body (the Parish Council) on the final draft plan prior to its submission to the Local Planning Authority in advance of their statutory Regulation 16 consultation.

In addition to following the requirements set out in the Regulations, we contacted all of those on our email consultee list (which includes a list of local businesses and community contacts¹⁵), and advertised the consultation through the usual media; the Parish newsletter, website, social media and posters in the Parish¹⁶. Every household and business in the Parish received a leaflet providing a summary of the Plan (appended to this Statement).

The full Plan and other supporting documents were made available on the website¹⁷. Weblinks were sent to consultees and included on any publicity material. Hard copies of the full draft Plan were made available to read in The Beacon, St Giles Church and in the phone box library in the village for loan. The Parish Clerk's contact details were given for those not able to access the Plan and other documents in any of these ways.

Due to Covid-19 restrictions we were more restricted in terms of how we could reach out to the community. However, following advice, we extended the period of the consultation to 10 weeks and did what we could to publicise the consultation via media, social media and in hardcopy on noticeboards, a household and business summary leaflet and the Parish Newsletter.

Who was consulted?

The Regulation 14 consultation is specific about organisations and stakeholders that should be consulted. The legislation requires that prior to submitting the Plan to the local planning authority the qualifying body (the Parish Council) must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area;
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and,
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the residents and businesses within the parish were consulted together with the required statutory and strategic bodies (see PART TWO of this Statement). A copy of the Plan was sent to the local planning authority as a statutory consultee, although its officers had previously provided comments to help shape the policies of the Plan as they were drafted and to provide guidance throughout its development.

¹⁵ The list of consultees is appended to this Statement, with personal details removed.

¹⁶ Various posters, press releases, articles and so on used to publicise the consultation are appended to this Statement.

¹⁷ See <https://www.kilmingtonvillage.com/neighbourhood-plan.html>

What did the Consultees say?

A total of 21 written responses were received from individuals and land owners. A summary of the responses is appended to this Statement.

How were the issues and concerns responded to?

We set out the responses received (verbatim) and responded to them in terms of our reaction and whether or not they lead to any changes to the Plan and its policies (and if they did what those changes should be). Our report of the responses and our suggested changes to the plan as a result is appended to this Statement.

7. Conclusions

The level of community consultation and engagement undertaken during the production of the Neighbourhood Plan has been varied and extensive. It has reached a wide range of the local population through a variety of methods and mediums. A wide variety of groups and different sections of the community have participated or commented on the emerging draft Neighbourhood Plan during the process.

The comments received at each stage of the Neighbourhood Plan's development have been fully considered and have helped to guide and shape the form of the Plan so that it is truly reflective of what local people wish to see happen in the parish.

PART TWO: Statutory and Strategic Consultees

8. Overview and Summary of Main Community Consultation Elements

This part of the Statement sets out how and at what stages we consulted strategic and statutory consultees. Our approach to consulting statutory and strategic consultees mirrored the principles we set for community consultation.

As all consultation was public (with material posted on social media and our website), statutory and strategic consultees had the same opportunities to engage with the process as the community. However, we paid particular attention to inviting statutory and strategic consultees to comment at key parts of the process.

Our consultants' experience on supporting numerous plans suggested that to consult with these types of consultees at the very earliest part of the process was unlikely to generate a response and so we reserved contact with these stakeholders and consultees for key points during the process on policy specific issues and evidence, if it was considered necessary or we were advised to do so, and also (and at the very least) at the statutory Regulation 14 consultation stage.

Consultation with strategic and statutory consultees took place specifically at the following stages in the neighbourhood planning process.

Neighbourhood Plan – Main Consultation Elements		
Element	Dates	Purpose
Pre-submission Draft Plan consultation (Regulation 14) (principally via online and hardcopy availability of the Plan)	17 th December 2020 – 28 th February 2021	Pre-submission (Regulation 14) consultation

9. Summary of Consultation Approach to Engage Statutory and Strategic Consultees

We prepared a contact list of all bodies and organisations that serve or provide services to the parish for use during the development of the Plan and during the later stage of pre-submission (Regulation 14) consultation.

All communication with statutory and strategic consultees was undertaken via email and we are not aware of any such consultees attending our public consultation events.

10. Details of Consultation Approach to Engage Statutory and Strategic Consultees

10.1 Regulation 14 (Pre-submission stage) Consultation

How did we consult?

Neighbourhood Plan regulations require that a statutory consultation period of a minimum of 6 weeks is undertaken by the qualifying body on the final draft plan prior to its submission to the Local Authority in advance of their statutory Regulation 16 consultation. We contacted all required statutory consultees, informed by the local planning authority's guidance and Government guidance on the pre-submission stage during Covid-19 restrictions.

A weblink to the Neighbourhood Plan was sent by email to all of these bodies and organisations on our consultation list with explanation of what was required for the consultation and the date when responses were required by.

The full Plan and other supporting documents were made available on the website¹⁸. Weblinks were sent to consultees and included on any publicity material. Hard copies of the full draft Plan were made available to read in The Beacon, St Giles Church and in the phone box library in the village for loan. The Parish Clerk's contact details were given for those not able to access the Plan and other documents in any of these ways.

Due to Covid-19 restrictions we were more restricted in terms of how we could reach out to the community. However, following advice, we extended the period of the consultation and did what we could to publicise the consultation via media, social media and in hardcopy on noticeboards and the Parish Newsletter.

Who was consulted?

The Regulation 14 pre-submission consultation is specific about statutory and strategic stakeholders that should be consulted. The legislation requires that prior to submitting the plan to the local planning authority the qualifying body must:

- publicise it in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area;
- consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and,
- send a copy of the proposals for a neighbourhood development plan to the local planning authority.

All of the statutory and strategic bodies listed in an appendix to this statement were consulted on the draft Neighbourhood Plan for, thus ensuring we adhered to the requirements of Schedule 1 of the 2012 Regulations.

¹⁸ See <https://www.kilmingtonvillage.com/neighbourhood-plan.html>

What did the Consultees say?

A total of 7 written responses were received from strategic or statutory stakeholders and consultees. These responses are appended to this Statement, together with our response to them and what change to the Plan they informed, if any.

How were the issues and concerns responded to?

We set out the responses received and responded to them with our reaction and whether or not they lead to any changes to the Plan and its policies. Our report of the responses and our suggested changes to the plan as a result is appended to this Statement.

11. The Local Planning Authority (East Devon District Council)

As the local planning authority, East Devon District Council were engaged early in the process to provide guidance on the Plan's development and process, policy wording, interface with the development plan's strategic policies and planning system and seeking formal screening opinions for SEA and HRA.

Following communication with regard to the neighbourhood area application, the Steering Group maintained a dialogue with planning policy team officers at the local planning authority at key points during the Plan's development.

12. Sustainability

The local planning authority was initially sent a formal request for a screening opinion with regard to the need or not for a Strategic Environmental Assessment (SEA) and / or Habitats Regulation Assessment (HRA) to be undertaken on the draft Regulation 14 Plan.

These screening exercises were undertaken to help determine whether the emerging Plan would or would not have significant environmental impacts or likely significant effects on the Parish (the Plan area). Following this request, in turn, the local planning authority consulted the statutory environmental agencies (Natural England, Environment Agency and Historic England) on the need or not for SEA / HRA and provided a screening opinion.

Both Natural England and Historic England asked for further site-specific assessments to be undertaken to satisfy their concerns identified through the screening process. The local planning authority carried out further work to satisfy concerns highlighted and both Agencies agreed that this work met their concerns. On this basis, the screening report concluded that there was no need for an SEA or HRA.

The final screening opinion report issued by East Devon District Council is appended to this Statement and is available on our website¹⁹. Correspondence relating to the changes undertaken to mitigate concerns are also appended.

¹⁹ See <https://www.kilmingtonvillage.com/neighbourhood-plan.html>

13. Conclusions

In preparing the Neighbourhood Plan we have sought to establish and maintain a dialogue with those bodies and organisations covered by Schedule 1 of the Regulations and those other bodies and organisations we have identified as having an interest in our Parish. We contacted strategic and statutory consultees at the start of the process in addition to adhering to the requirements in the Regulations.

The views, comments and suggestions received at each stage of the Neighbourhood Plan have been fully considered and have helped to guide and shape the form of the Plan so that it not only reflects what local people wish to see happen for their area but takes account of how we can share future planning and delivery with outside bodies and organisations so as to realise our aims and objectives.

APPENDICES

Appendix 1 - Neighbourhood Area Application and Decision Notice

See <https://eastdevon.gov.uk/planning/planning-policy/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/kilminster/#article-content> for details of the application and decision made to grant the neighbourhood area for Kilminster.

Appendix 2 – Community Questionnaire

1. How many years have your family lived in Kilmington?

--

2. What do you like most about living in Kilmington?

--

3. How has Kilmington changed since your family have lived here? (Please tick)

Improved	Unchanged	Declined	Other (Please specify)

4. Please write the number of people living in your household in each age group.

0-4	5-11	12-15	16-24	25-44	45-64	65-74	75+

5. What type of dwelling is your home? have?

Detached house	
Semi-detached house	
Terraced house/bungalow	
Detached bungalow	
Semi-detached bungalow	
Flat/maisonette	
Mobile home/caravan	

How many bedrooms does it

--

6. Please state if your home is one of the following: (Please tick)

Rented (Private Landlord)	
Rented (District Council)	
Rented (Housing Association)	
Privately Owned	
Privately Owned (Agricultural Tied)	

7. Has any member of your household moved away due to lack of available/suitable accommodation in the village? (Please tick)

Yes		Comments
No		

8. Will anyone in your household need alternative accommodation in the Parish, within the next 5 years? (Please tick)

Yes		Comments
No		

The Existing Conservation Area



9. Do you think the Conservation Area in Kilmington should be extended?
Please see map.

If yes, please draw area(s) on map. (Use different colours if opinions contrast) A range of additional planning controls exist to ensure that the special qualities and fabric of the

designated area are not undermined by the loss or damage of important features or damaged by inappropriate, insensitive developments.

Yes		
No		
Comments		

10. Should new buildings visually harmonise with the surroundings or be distinctive?

	Please tick your preference
Should harmonise	
Should be distinctive	
Each one should be judged on its own merits	
Comments	

11. Do you agree with any of the following statements about buildings and spaces in Kilmington?

	Yes	No
Building designs should encourage chimneys		
Flat roofs should be discouraged		
Conservatories should be limited in scale		
Masonry & woodwork paint colours should be in keeping with adjacent buildings		
Satellite dishes should be unobtrusive where possible		
Gas & oil tanks should be unobtrusive where possible		
External lighting should be limited to avoid glare and annoyance where possible		

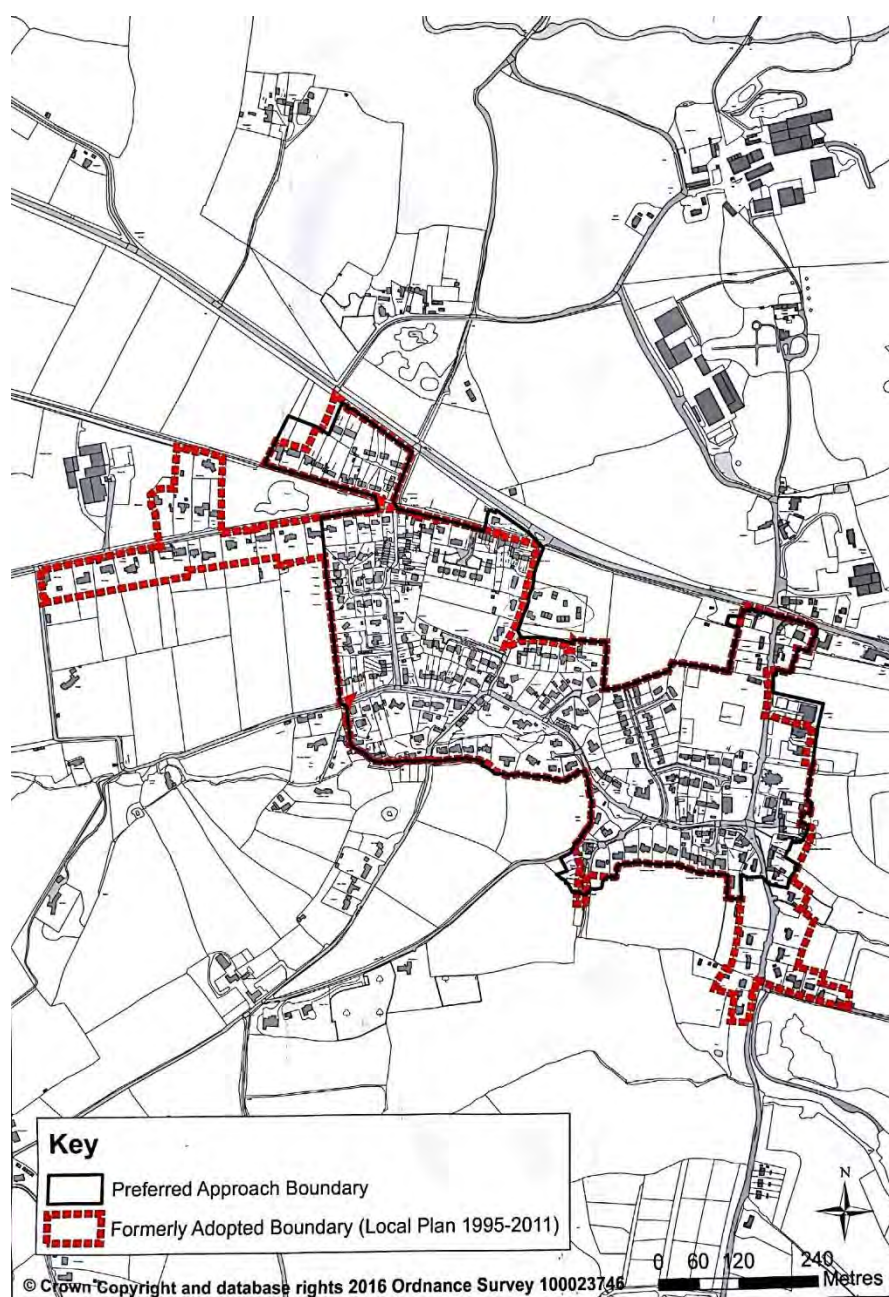
12. What are your views on second home ownership in Kilmington?

--

13. What type of new housing would you like to see in Kilmington?

	Please tick your preference(s)
Conversion of existing/redundant dwellings	
Small groups (less than 5)	
Large groups (5 or more)	
Affordable housing to buy	
Affordable housing to rent	

Council houses	
Sheltered/Warden controlled housing	
Retirement homes	
Eco/Passive Homes	
Self Build Sites/Homes	
Shared ownership housing	
No new buildings/houses	



14. Should the built-up area be allowed to grow beyond current boundaries?

East Devon District Council have proposed that the 'built-up area' of the village is reduced. This means that future development in the village would have to be contained within this new boundary. See map

Should the EDDC proposed boundary be extended?

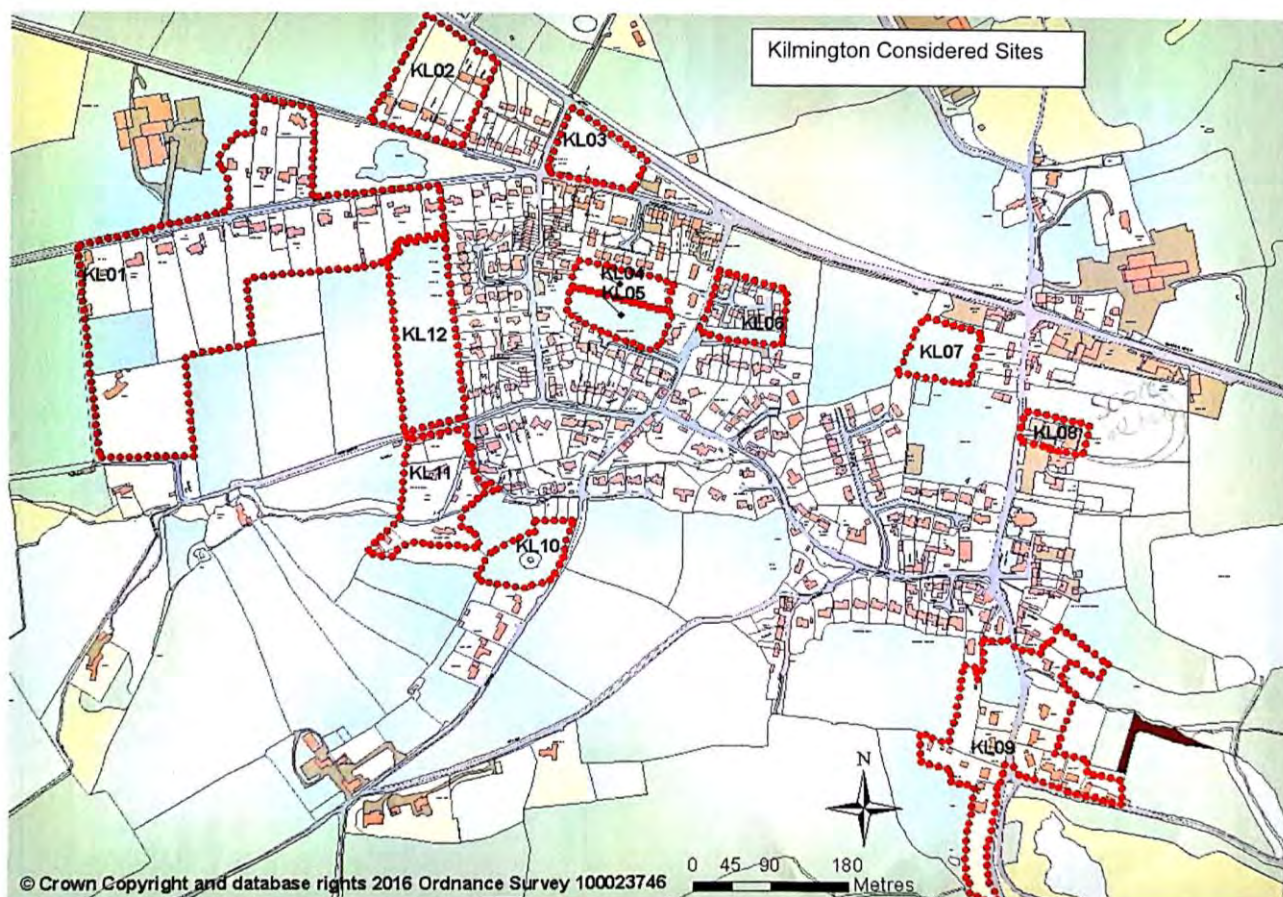
	Please tick your preference	Comments
Yes		
No		

15. Would you prefer to have future housing development within the village (infill) or on the outskirts (expansion)?

When considering this, please take into account the impact of each on village traffic. For example; infill could increase traffic and parking on narrow roads, expansion could impact entry roads and affect viewpoints. Add any comments below.

16. Please indicate on the map below where you would prefer to see new development.

The map below highlights some sites which EDDC have considered in the past, please indicate your ideas by drawing on the map.



(This map is repeated in the back cover of the survey, so if you need additional room for comments please add them there also.)

17. How many vehicles are used by your household and where do you keep them?

(Please enter the number of vehicles in the appropriate box(es).)

	Private land	Public land
Cars		
Van		
Motor		
cycle		
Trailers		
(incl. boat trailers)		
Caravans/		
Mobile homes		
Lorries		

Specially adapted vehicles		
Bicycles		
(in regular use for transport)		
Agricultural/ Commercial/ Industrial vehicles		

18. (a) How would you rate the parking availability in the village? (Please tick)

Adequate	Needs improvement	Variable	Comments

If you think parking needs improvement please could you offer suggestions.

18. (b) Would you like to see parking restrictions in the village? (i.e. yellow lines)

	Please tick your preference	Comments
Yes		
No		

19. How often do your household use the following modes of transport? (Please tick).

	Never	monthly	weekly	Few times a week	daily
Car					
Van/pickup					
Motorcycle					

Bicycle					
Ring and ride					
Bus					
Taxi					
Lorry					
Tractor					
Commercial/ Industrial vehicle					
Shared transport					
Arranged transport to school					
Train					

20. Do you have children using buses below? *(Please tick)* If answering Yes, can you specify how many

	Yes	No
School bus from Village		
Bus to College from Village		

21. Which of our green spaces do you value most? *(Please tick to score lowest value = 0 to highest value = 5)*

	1	2	3	4	5
The cemetery and Millennium garden at St. Giles Church					
Jubilee Green (with the phone box library)					
The Green (Opposite Hurford Stores)					
Playing field					
The Common (Meadow between The Roman Rd & Shute Rd)					

Kilmington/Shute woods					
Other (please specify)					

22. Viewpoints

Which viewpoints around the village do you think should be conserved? E.g. top of Bimbom Lane over the Axe valley, Springhead Lane, Roman Road over Corry Brook etc... Please specify these or those of your choice.

23. Allotments and village produce

Do we need more allotments and where should we site them?

24. Would you support an increase in the following renewable energy systems? (Please tick)

	Y	N
Solar panels (using the sun's energy to heat water for domestic use using roof panels.)		
Domestic wind turbines		
Photovoltaic panels (Photovoltaic (PV) panels use light from the sun to generate electricity. The panels can be made to look like tiles or slates.)		
Bio gas (Energy from animal or human waste.)		

A more flexible approach to energy conservation and sustainability of listed buildings (i.e. double glazing)		
Other (please specify)		

25. How many children in your household currently attend the schools below?

(Please tick)

Primary		Secondary	
Kilmington		Axe Valley Community College	
Shute		Colyton Grammar School	
Musbury		Woodroffe School	
Other		Other	

27. When choosing a school for your children, what are the most important factors?

(Indicate the priority you give to the following qualities by ticking the appropriate box [1 being the lowest, 5 being the highest])

	1	2	3	4	5
Quality of buildings					
Range of specialist facilities					
Size of classrooms, library & inside space					
Sports facilities and outside space					
Ofsted Report					
Distance from home					
Transport					
Parking and road safety					
Security					
Other (please specify)					

28. Do you have any suggestions as to how planning policy can help the growth/improvement of Kilmington Primary School?

28. If you work full or part time, where is your main place of work? (please tick)

Adult	1	2	3	4
At home				
Partly home based				
Within the Parish				

Less than 10 miles away				
10-30 miles away				
More than 30 miles away but return daily				
Travel around a larger area				
Work away but this is your home Parish				

29 a. Do you have the option to work from home in your current employment?

29 b. If yes, and you choose not to work from home, why not? (Please comment)

--

30. Is a business run from your home in Kilmington?

Yes		No	
-----	--	----	--

31. Have any planning constraints affected the growth of your business?

--

32. How would you suggest planning and future development could help business growth in Kilmington?

--

33. How often do you use the following shops? (please tick)

	Never	Monthly	Weekly	Few times a week	Daily
Millers Farm Shop					
Londis Garage Shop (A35)					

You have now completed the **first part** of this questionnaire. Thank you very much for your opinions.

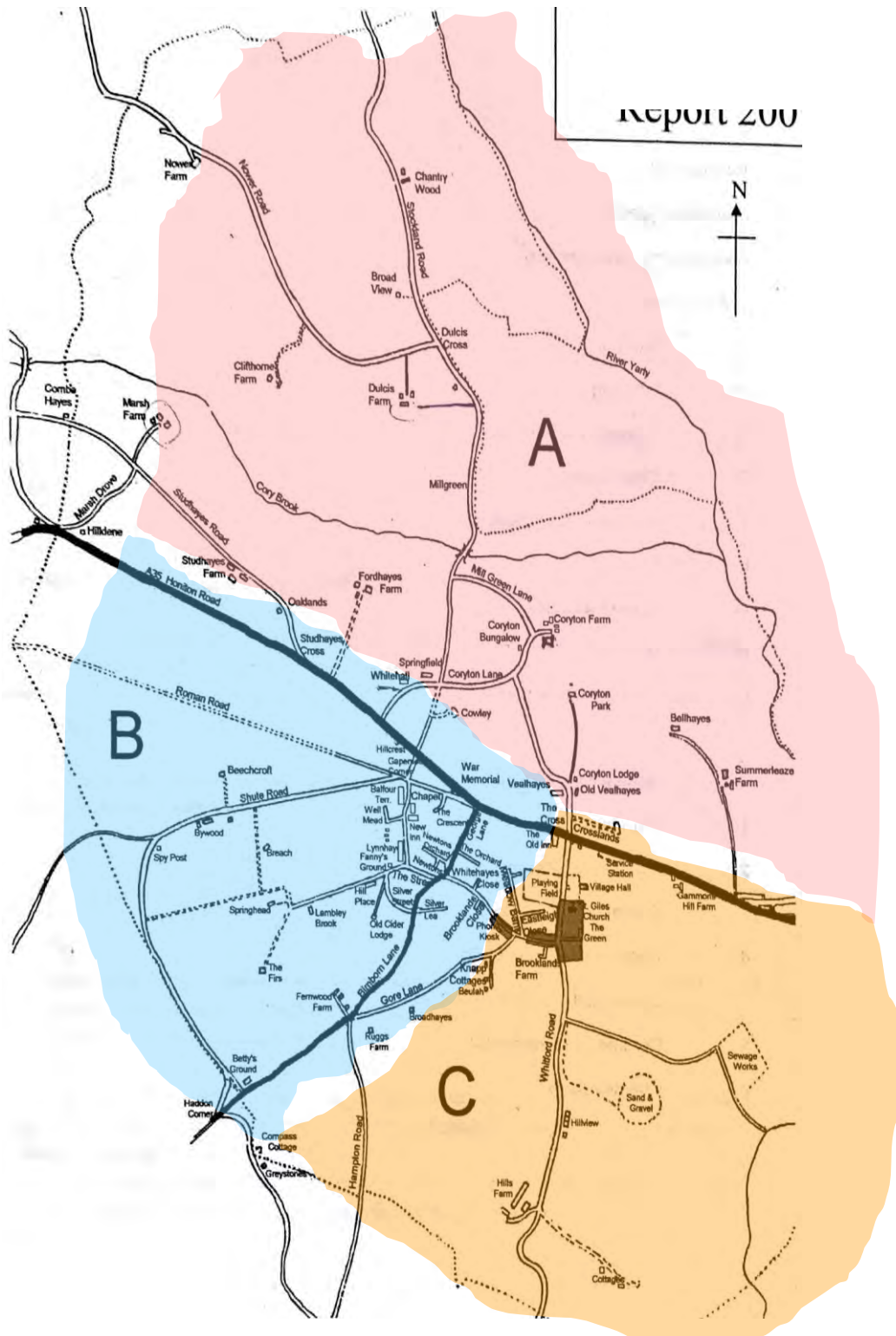
If you have any additional comments please add them here.

Please continue over the page for the Parish Council survey.

Part 2

Parish council questionnaire

This part of the questionnaire is going to be used by the parish council to evaluate progress over the last ten years. We want to know your opinions on a range of areas of village life so that we can target efforts better to improve our village.



1. Please indicate the location of your property by ticking one of the boxes below. *Please see map opposite.*

A	North of A35	
B	South of A35 and west of George Lane/ Bimbom Lane*	
C	South of A35 and east of George Lane/ Bimbom Lane*	

* If you live on George Lane or Bimbom Lane, tick B for the west side or C for the east side.

2. Using the bus (*Please tick*)

	Y	N
Do you use a bus pass?		
Would you be more likely to use it if the bus came off A35 into village?		
Would you be more likely to use it if there were designated pull-ins at the top stop? (At Hill Crest)		

3. Do any of the following deter you from using the trains from Axminster railway station? (*Please tick*)

Frequency of trains	
Slowness of train	
Train fares	
Lack of connecting services	
Cost of parking	
Other	

4. Which of the journeys in the table below would you, or any member of your household, make by public transport? (*Please tick*)

Your place of work/school	
Axminster	
Honiton	
Exeter	
Seaton	
Lyme Regis	
Bridport	
Taunton	

London	
Other (please specify)	

5. If a regular 'ring and ride' service to Axminster was available from the village how often would you use it?

(Please tick)

Never	Monthly	Weekly	Few times a week	Daily

6. Which of the following measures will most improve road safety on A35.

	Please tick preference(s)
An assisted crossing point.	
Speed limit lowered to 40 mph between Kilminster signs.	
Speed limit lowered to 30 mph between Kilminster signs.	
Improved visibility of road signs	
A traffic calming measure which provided a half way crossing point	
Other (please specify)	

7. In the opinion of each member of your household will the following measures improve road safety within the village?

	Please tick preference(s)
Lower speed limit to 20 mph. on the Whitford Road between the school signs.	
Lower the speed to 20 mph in the whole Village.	
Traffic 'humps' on routes through the Village.	
Build an access road to the Sewage Works and quarry from the bottom of Gammons Hill.	
Improved visibility of road signs	
Other	

8. Do the members of your household agree with the following statements?

	Please tick preference(s)
--	---------------------------

Green areas should be tidy (cut-back & mowed).	
Green areas should be allowed to become meadow, then cut at end of season (to help biodiversity)	
Roadside borders should be maintained.	
Banks of streams should be maintained to help biodiversity	
Invasive plants should be eradicated. (*see picture below)	
Traditional hedging should be encouraged.	
Comments:	



Himalayan Balsam*



Japanese Knotweed

These invasive plants out compete native plants by rapid growth and starve native plants of light and nutrients. Both of these plants under current legislation, must be controlled by gardeners to prevent their escape into surrounding areas.

9. Do we need a “Landshare” scheme in the village where people can grow vegetables in other peoples’ garden and share the produce?

Yes		No	
-----	--	----	--

10. Do you think we should have a co-operative harvesting day to collect and press local apples that may otherwise go to waste?

Yes		No	
-----	--	----	--

Comments – do you have any other ideas?

--

11. Moving around the village, do you agree with any of the following?

	Please tick preference(s)
There is too much traffic in the village	
Traffic calming in certain areas of the village would be useful	
Comments – which areas	
In the village restrict vehicles over 5 tons in size to 'access only'	

12. How often do you use the following within the Parish? (please use 0 for never, 1 for occasionally, 2 for monthly, 3 for weekly, 4 for daily)

	Never	Monthly	Weekly	Few times a week	Daily
Footpaths					
Bridleways					
Byways					

13. For what purpose do you use the public footpaths, bridleways and byways?

	Please tick preference(s)
Leisure walking	
Dog walking	
Horse riding	
Cycling for pleasure	
Regular access route	
Walking to the bus	
Bird and wildlife watching	
Running	
Other	

14. In using the public footpaths, bridleways and byways within the Parish do you find any of the following difficulties?

	Please tick
Lack of information about them	
Farm animals	

Poorly maintained gates/stiles	
Barbed wire	
Vehicular traffic	
Poor sign posting	
Unruly dogs	
Poor surface	
Overgrown vegetation	
Others (please specify)	

This section aims to assess village amenities.

15. Please indicate which activities you/your children take part in, and how often. *(add comment if between options i.e. 3 days a week)*

	Never	Monthly	Weekly	Daily
Messy Sparklers				
Kilmington Pre-School				
Youth Club				
Youth Club 13+				
Duke of Edinburgh				
Church Choir				
Kilmington Players				
Tennis Club				
Cricket Club				

16. What activities do you currently participate in outside the village? *(If more than one person in your household participates, please use additional ticks.)*

Boys/Mens Football		Young Farmers	
Girls/Ladies football		Netball	
Swimming		Boys/Mens Rugby	
Tennis		Girls/Ladies Rugby	
Drama		Hockey	
Sailing		Other (please state)	
Surfing		Other (please state)	

17. Please tick which facilities you or young children in your household use.

(If more than one person in your household participates, please use additional ticks.)

Tennis Court		Green spaces	
Children's Play Area		Baptist Chapel	

Playing field		Phone box Library	
Village Hall		Primary School	
St. Giles Church		Pre-School	
Other ()		Other ()	

18. What other youth activities or facilities would you like to see in Kilmington?

19. Do you think there is a need for any adult education classes to be based in the Parish? If so what would you suggest?

19. Do you participate in any of the activities/sports clubs listed below?

(Please tick and If more than one person in your household participates use additional ticks.)

Badminton	
Bridge Club	
Country Dancing	
Cricket	
Kilmington Players	
KGC (Kilmington Gardening Club)	
Moviola	
Royal British Legion	
Short Mat Bowls	
Tennis	
Yoga	
Axe Vale Conservation Society	
Table Tennis Club	
Other	

20. Please state below any additional leisure/sport clubs that you would like to see in Kilmington.

--

21. Do you have difficulty accessing any of the following services?

(Please tick the relevant box(es)).

Doctor		Hospital	
Dentist		Optician	
Chemist		Chiropodist	
Day Care Centre		Counselling Services	
Chiropractor		Mental Health Services	
Family Planning		Local Social Services Office	

22. Do you have problems in collecting repeat prescription medicines?

Age groups	Under 10s	10 - 18	Adults
Yes			
No			

PARISH SERVICES

23. Members of the public are welcome to attend all Parish Council meetings. Do any of the following stop you from attending?

please tick the relevant box(es).

Inconvenient times	
Inconvenient days	
Agenda items don't interest me	
Never see notices advising date/time	
I don't have the time	
Parish Council doesn't interest me	
I already attend Council meetings	
Didn't know I could attend	
Other	

24 a. Do you currently take part in the group oil purchase scheme?

☐ Yes

☐ No

24 b. Would you be interested in any other group schemes for energy measures?

☐ Yes

☐ No

(Please specify in the space below.)

--

25. Do you gain enough information from the sources listed below about activities within the Parish? (Please tick)

	Yes	No
Parish notice boards		
Postscript		
Parishes Paper		
website		
Other, please specify.		

26. Do you use the Mobile Library Service or the village phone box library service?

Please answer with ticks.

	Adults	Teenagers	Children
Mobile Library service			
Phone box Library			

27. Please tell us why you don't use these services?

--

28 a. Do you operate a business from the village?

--

28 b. What is the nature of your business?

--

28 c. Is there any support you think the village could provide your business?

--

29 a. Do you plan on setting up a business from the village in the future?

--

29 b. Is there anything the village could provide to assist this set up?

--

28. Are you happy with the present arrangements for recycling? *(Please tick)*

Paper		Cardboard	
Glass		Plastic	
Garden waste		Printer Cartridges	
Cans		Batteries	
Textiles			

29. Do you have any suggestions for improving the present arrangements?
Please comment in the space below.

--

30. Do you have any comments on of the quality of service provided by the Emergency Services?

Community Policing	
Fire Service	
999 Call	
Ambulance Service	
Doctor on Call	

31. If you were able to spend £1000 on local projects, how would you allocate it among these seven options? *(The total must equal 1000)*

The village's character and setting		Facilities for the elderly	
Amenity and green space		Facilities for children	
Sports and recreation		Facilities for teenager	
Traffic and parking initiatives		Total	£1000

32. Do you have any other observations that would help us plan for the future in Kilmington?

33. Would you like to see more social village activities in Kilmington? If so could you give some examples?

34. Would you like to be more involved in village activities, clubs and societies, or would like help to set up and new club/society, please give details below

35. If you would like to become more involved in maintenance of the village green spaces please let the Parish Council know by contacting any councillor by email. All contact details are listed on the village website
www.kilmingtonvillage.com

Neighbourhood Plan Public Consultation Questionnaire

The questionnaire was delivered by hand to all households and businesses within the parish during the last week of October 2017. The distribution of the questionnaire was announced in Postscript Village Magazine which is also delivered to every household. Additional copies are available in both village pubs, at Millers Farm Shop, in the Telephone Box Library and on the Kilmington Village Website.

Completed questionnaires were collected by hand from each household and the collectors encouraged residents to complete them. The November Postscript also contained a request to complete it.

October 2017 Postscript Village Magazine

NEIGHBOURHOOD PLAN FOR KILMINGTON

Have your say in neighbourhood planning!

Towards the end of October, we will distribute a questionnaire aiming to gather all our opinions on the future development of our village. The Parish Council and the Neighbourhood Plan Committee are formulating a neighbourhood plan for Kilmington. Presently, we are at the consultation and evidence gathering phase, and this is where your opinions become very important.

So... what is a neighbourhood plan and why should we care? In very simple terms, a neighbourhood plan is

- A document outlining planning policies for the neighbourhood area. (These planning policies are used to decide whether to approve planning applications)
- The plan is written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A neighbourhood plan is an important document with real legal weight.

We want to create a powerful tool to ensure our village gets the right types of development, in the right place. Therefore, we need your opinions to develop planning policies that reflect the priorities of our village and our community. Because the neighbourhood plan carries legal weight, there are certain formal procedures that we must go through to create

it. We must consult local residents and gather evidence to support the planning policies that we generate. This brings us to our upcoming survey.

The survey is extensive and in two parts. The first part relates primarily to planning and future development of Kilmington. The second part relates to the community life in Kilmington. Together, we hope to gain as much information as possible about what is important to you about where we live, what you would like to improve, and your future vision for Kilmington.

Many residents are not strangers to lengthy surveys and we really appreciate the effort that went into a survey conducted in 2007 to formulate the village plan. We will be using these data AND your opinions in this upcoming survey to generate planning policies that will make our community's vision a reality.

The survey is not the end of the work then; it is the foundation. Once we have drawn up policies and a neighbourhood plan for Kilmington, the whole community then decides at a referendum vote whether the local authority should bring the plan into force.

To sum up; there is a survey coming, it will be long but your views are important and we want to hear them. Thank you in advance for sitting down with a suitable beverage and participating. We will collect surveys up two weeks after delivery.

Dr Heather Gibbard, Neighbourhood Plan Committee chairperson

Copy of the letter which accompanied the hand delivered questionnaire.

The Kilmington Neighbourhood Plan

Please find enclosed your questionnaire for the development of The Kilmington Village Neighbourhood Plan.

You may have read about this initiative in Postscript magazine. It is your opportunity to influence the future planning regulations within our parish. You will find a short summary “What is a neighbourhood plan?” on the inside cover of the questionnaire.

As explained in the booklet, we are seeking the views of every household in the village on a number of issues. We will collate all these views to prepare a plan for our village. This will be presented in a public meeting and then every household will be asked to vote on whether they wish to accept the plan or not. If adopted, it will then be presented to East Devon District Council for their approval and adoption.

In addition we have also taken the opportunity to include questions that our Parish Council wishes to ask so that they can better prepare services that meet the needs of our community.

This is your opportunity to say how you would like to see future building and other developments in our village, so please have your say.

When you have completed the questionnaire put it in the envelope supplied and seal it. This is a confidential survey.

If you have any questions, I will be pleased to try to answer them, just call me on 32631.

I will call to collect the questionnaire next week. If you wish, you can call me to let me know when I can pick it up.

Peter Ball, on behalf of

The Neighbourhood Plan team.

Collectors visited all households during the third week of November. Copy of the note left if the collector did not get an answer when they visited to collect the completed questionnaire.

The Kilmington Neighbourhood Plan

I called today to collect your Neighbourhood Plan Questionnaire but did not get an answer. I will call back Sunday morning to try again. If you'll not be in perhaps you could leave it in the envelope by the door or in your porch. Alternatively you could post it through my door at Applemead, The Street. Many thanks, Peter 01297 32631 on behalf of The Neighbourhood Plan team.

November 2017 Postscript Village Magazine

NEIGHBOURHOOD PLAN

Have your say in neighbourhood planning!

By now you should all have had a copy of our neighbourhood plan survey to fill out. If you haven't already filled it out, please take some time and sit down as a household to fill it out. The survey is long but we have made it that way to get as many opinions as possible. We can then formulate planning policies that suit our village and all the residents. We will hold an open meeting in the New Year to report the results of the survey and discuss draft policies.

Thank you for participating. We will collect surveys in the next few days (up to two weeks after delivery).

Dr Heather Gibbard,
Neighbourhood Plan Committee, Chairperson

December 2017 Postscript Village Magazine

NEIGHBOURHOOD PLAN

Thank you very much for your time.

The Neighbourhood Plan team would like to thank you all for the great response we have had to the public survey. We really appreciate the time you took to complete these lengthy surveys and we will endeavour to write some policies on development within the parish that will suit all of us.

The next step is analysis of results and we will be doing this over the next couple of months. In February we will hold a community meeting to discuss the results and our draft policies. This will be another opportunity to have your say and to meet us and discuss any concerns.

If you have completed your survey but not had it collected please let us know on the email below. If you haven't received a survey or have misplaced one, please let us know and we will get another one to you. If you have any questions you want to put to the team also contact us below.

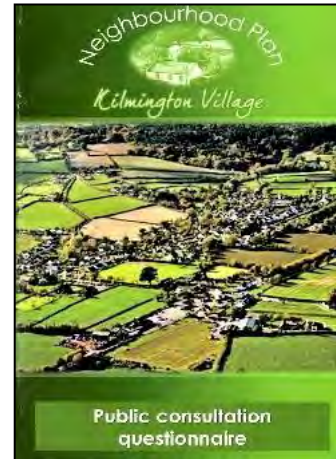
We will update you on progress in the New Year.

The Kilmington Neighbourhood Plan team
kilmingtonnp@gmail.com

Kilminster Neighbourhood Plan Results of the Public Consultation Questionnaire

Late last year a questionnaire was distributed to every house in the parish. Villagers were asked for their opinions on a very wide range of matters from new housing to what facilities are needed. The first half of the questionnaire was specifically related to the preparation of a Kilminster Neighbourhood Plan and the second half was to inform the Parish Council on matters under their control or responsibility. The questionnaire was quite long, so we are grateful to all those who persevered and completed it.

In this article we only summarise peoples' views on the questions relating to the Kilminster Neighbourhood Plan. It includes background information on the community, what type of transport we use and where we work, what type of housing is currently in place, what future needs might be, whether additional housing is desired, and if so where it might be.



Just to remind you, a Neighbourhood Plan is a document outlining planning policies to decide whether to approve planning applications or not; including where further housing or development is preferred and what form it should take. Following consultation with village residents to gather opinions, preferences and priorities, the Kilminster plan will be written by our local community who know and love the area, rather than the Local Planning Authority. Once approved, the Neighbourhood Plan is an important document with legal weight.

The questionnaire is one part of the consultation which will be backed up by an Open Village Meeting on Saturday 9th June. When we are satisfied we have enough information on the views of village residents, we shall draft the "Kilminster Neighbourhood Plan" and present it to you. This plan is then submitted to East Devon District Council to be independently examined and check that it meets legal requirements. The plan is then put to the village in the form of a referendum, to decide whether to adopt the plan or not. If agreed EDDC must adopt the plan.

Come to village meeting below and give us your views



**Kilmington Neighbourhood
plan public meetings**

**Saturday 9th June
2pm and 5pm**

In the Village hall

Please come and give us your
opinion on future
development of Kilmington

This meeting is part of the formal Neighbourhood Plan consultation process and our aims for this meeting are:

- To give feedback and discuss what Kilmington residents said in the Public Consultation Questionnaire
- To clarify when there is new development in the village where do residents want it to be.

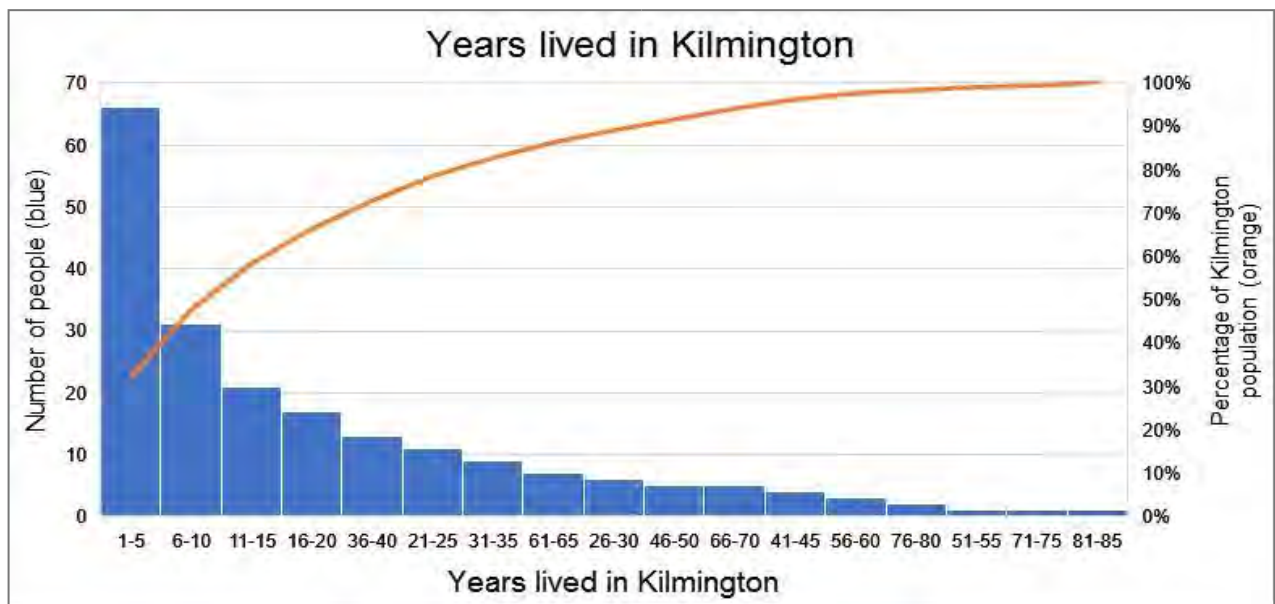
Refreshments will be available

Results of the Public Consultation Questionnaire

We had a good response to the questionnaire with 215 returned, well over 60%, which is very good compared to other communities that have gone through this process. It is possible that people with particularly busy family or work commitments did not complete the questionnaire which might introduce a bias to the results. Not everyone felt able to comment on every question in the survey. Therefore, it is important to bear in mind that the results here are the based on those who did comment and might not represent the views of everyone. We tried to give everyone the opportunity to have their say but we can only report on what people have told us in their answers.

Section 1 – who are we?

Years lived in Kilmington



As expected for a village community, some people had lived here all their lives, many have been here for several generations. Sixteen homes had people who have lived here more than 60 years. It is interesting to note however, that 50% of the village have lived here 10 years or less .

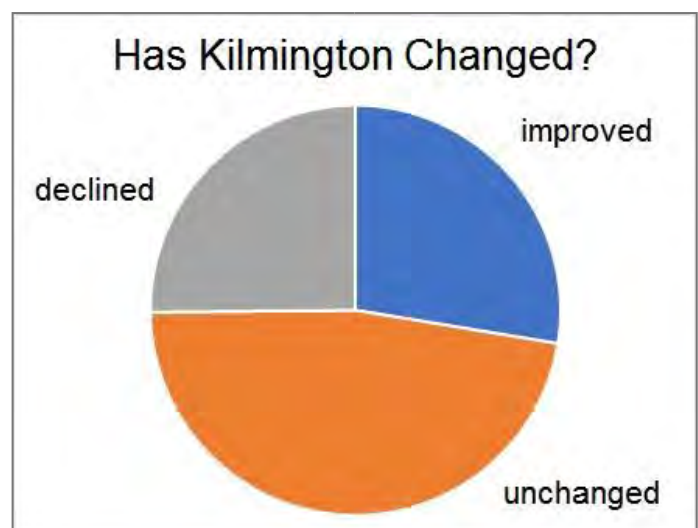
What do you like about living in Kilmington?

When asked “what do you like most about living in Kilmington?” the replies were very similar. The majority liked Kilmington’s friendly community spirit.

Has Kilmington Changed?

The majority of those replying thought Kilmington was unchanged or had improved since they lived here. Interestingly, how long people had lived here did not affect whether they thought it had got better or worse. The increased traffic on the A35 and the closure of Hurford’s Stores were the most concerning changes in the village.

Age of Kilmington Residents





Of the households that answered the questionnaire, a substantial proportion (44%) are of retirement age.

Transport

How we move around is important for future planning as it indicates if special provision is required, such as improved road access, bus or parking facilities or whether new developments would impact current infrastructure.

Cars are by far the dominant means of transport in the village with 95% (188 of 196 households) using a car either daily or several times a week (Q19).

Vans were the next most used type of vehicle with 21 households using them daily followed by 8 households using tractors daily (reassuring for a rural community).

For public transport, trains were used at least monthly by 50% of respondents (59 of 112) and buses were used at least a few times a week by 50% of those that commented (43 of 87). At least 8 households use a daily arranged bus for school (Q20)

Parking

Of the 315 vehicles owned by respondents, a surprising 93% were parked on private land (private drives, etc) rather than on the road (Q17). Residential parking needs to be distinguished from temporary visitor parking outside houses, pubs or near the school.

The majority responding think parking is variable in quality around the village and needs improvement (Q18).

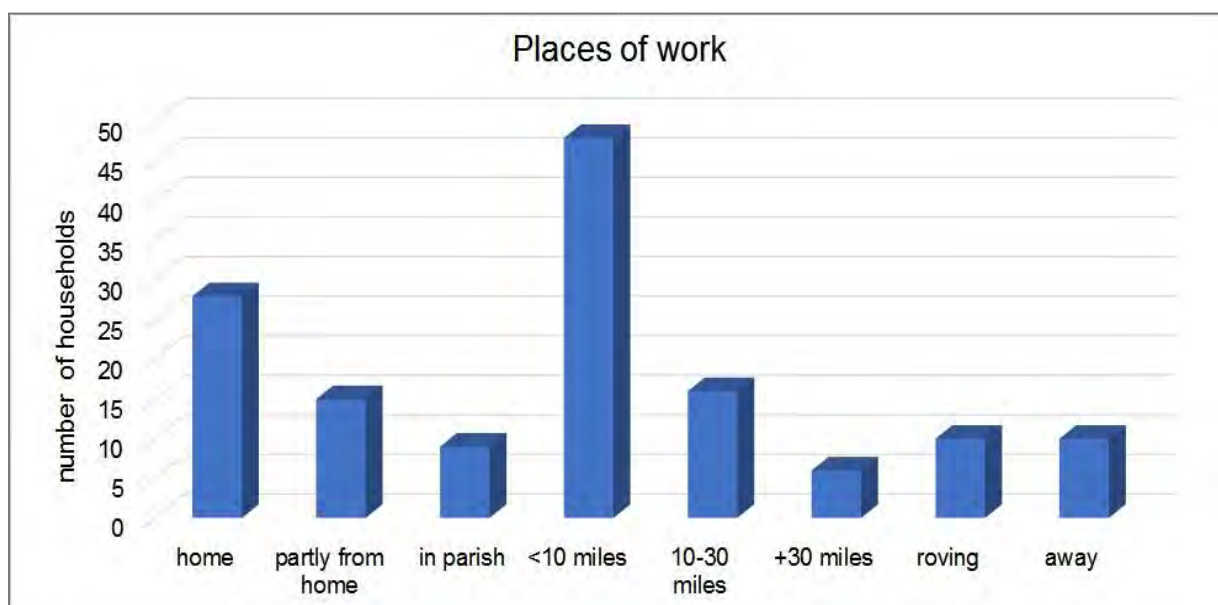
There are permanent 'hotspots', such as The Hill and Silver Street where the houses pre-date cars! And temporary problems in Whitford Road, usually associated with the school drop-off.

However, the majority do not want parking restrictions (155 no : 38 yes) (Q19). If any parking restrictions are placed in the village, most people thought they should be at the junction of The Hill and Shute Road, and Whitford road from the A35 to The Street.

Work and businesses

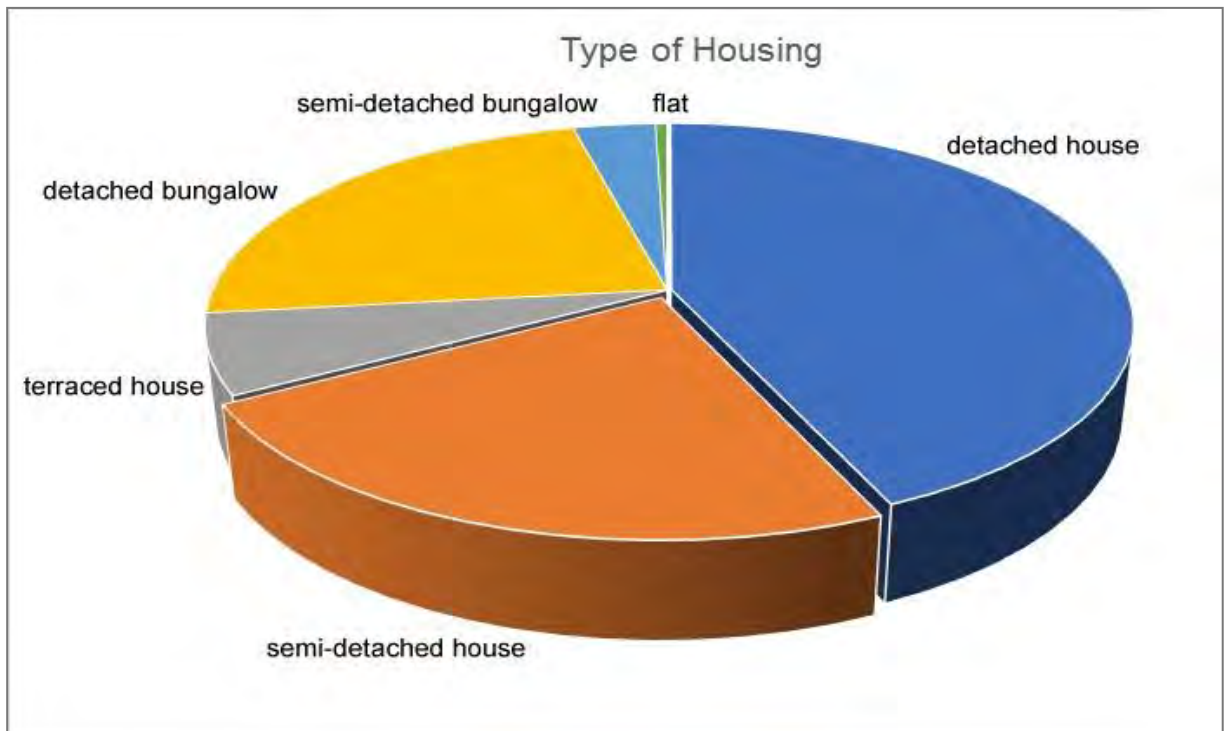
Ninety households have at least one person working, the rest (102 households) do not have someone at work. As we learned earlier, a significant proportion of the respondents were over retirement age, not that that does not mean that some of them don't still work!

Places of work



Of working households, most work within 10 miles of Kilmington, a significant number work from home (Q28). Some 30 households run a business of one form or another from their premises (Q30).

Section 2 Current Housing and needs



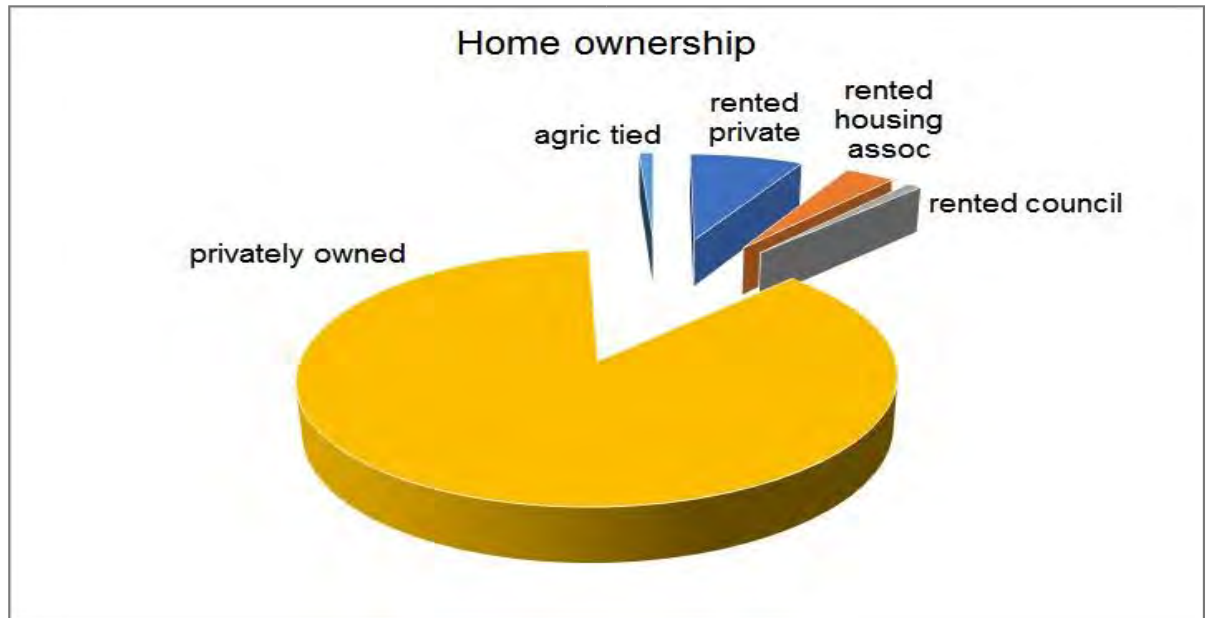
The majority of homes in the parish are detached, either bungalows or houses. There are relatively few semi-detached or terraced houses.

Number of Bedrooms



Overall, three and four-bedroom houses are the most common.

Ownership



The majority of homes are privately owned.

Housing needs

Ten percent of those households who commented on this question (18 of 180) had members of their household move away because there was a lack of suitable accommodation in the village (Q7).

About one in six households (25 out of 169) said they will require alternative accommodation in the Parish for someone in the next five years (Q8)

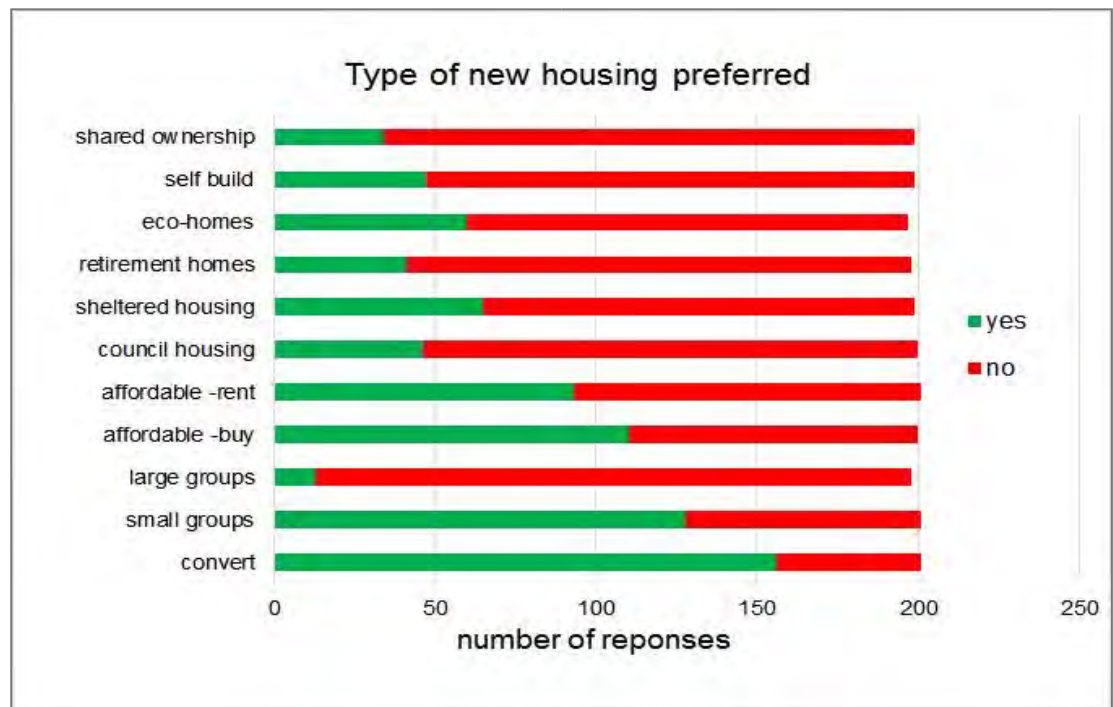
Section 3 New housing

Should we have new housing?



When asked whether people wanted new housing, the majority wanted no new housing (164 said **no**: 30 **yes**).

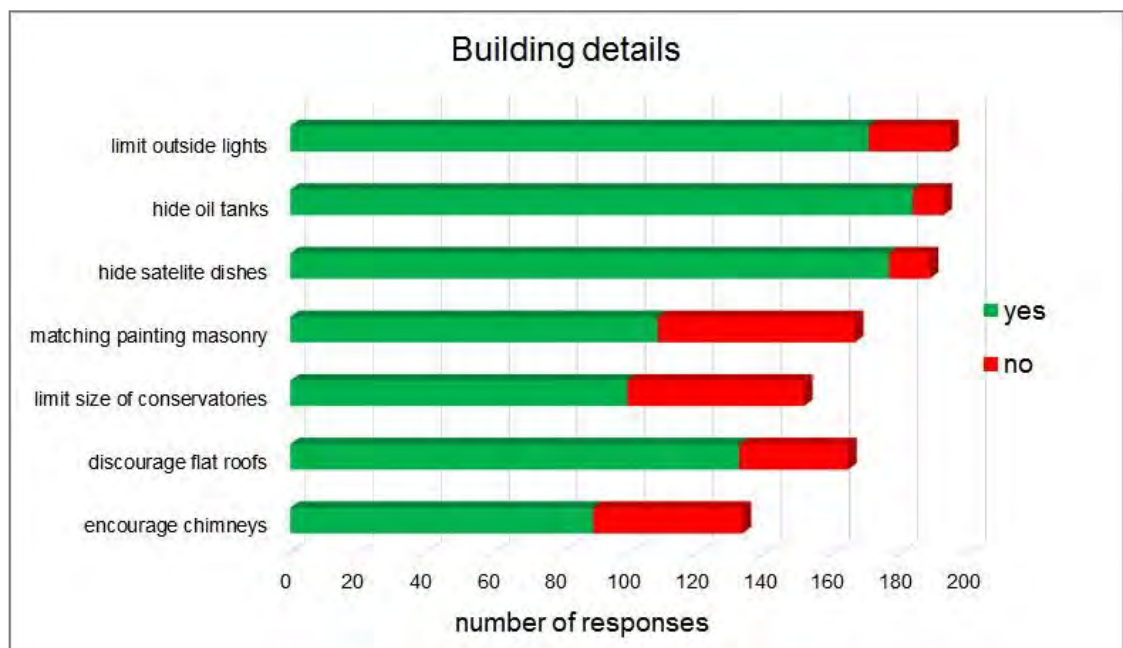
Type of new housing



However, when asked if there was to be new housing, what type of new housing they would like to see, the vast majority preferred small groups of houses (less than 5 houses) or conversions of existing buildings. Very few wanted large groups of houses (Yes13 : No185). For affordable housing, opinion was almost equally split between supporting such housing or not, either if it was to buy or rent. For all other categories of new housing, the majority was not in favour.

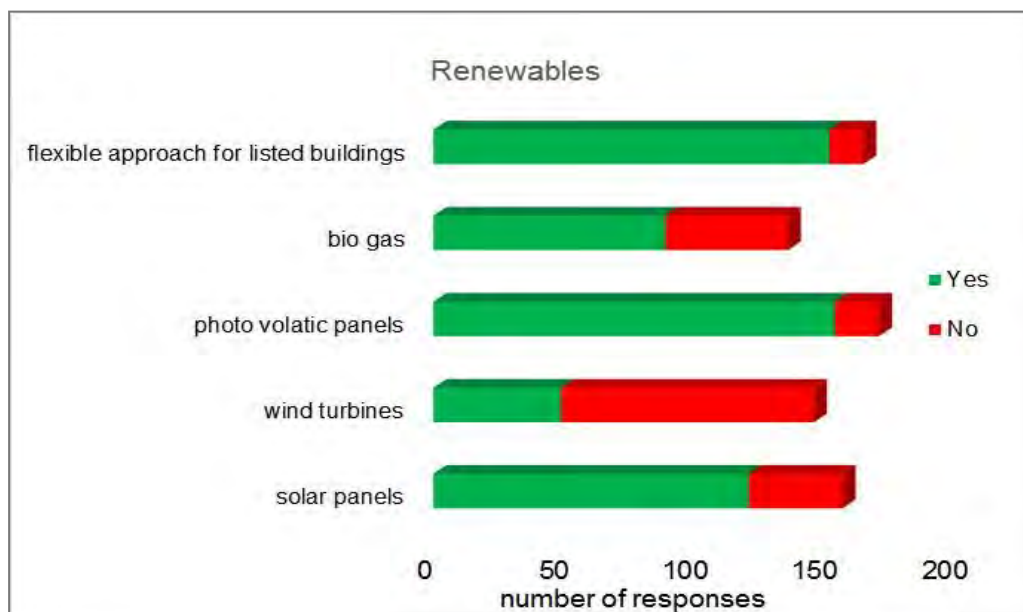
What should new buildings look like?

Harmonisation of new buildings (Q10) - the majority of respondents (114 replies) thought new buildings should harmonise visually with the surrounding buildings. A very few (4) thought new builds should be distinctive and a large number (82 of 114) felt each should be judged on its own merit.



As for the details of how buildings and the spaces around them look, the great majority of people want to see constraints, such as hiding oil tanks and controlling external lighting, etc. Opinion was more divided over encouraging chimneys or limiting conservatory size (Q11).

Renewable energy



People were overwhelmingly in favour of a more flexible approach to energy conservation in listed buildings, for example the use of double glazing in wooden frames. There was less support for the use, and presumably generation, of bio-gas (47:89).

In general, respondents were significantly in favour of increasing the use of solar thermal (hot water) and photo voltaic (electricity) panels. Domestic wind power was a different matter however, where twice as many were against than for it.

Where should any new housing be located?

In general, answers to some of the most important planning questions Q14, Q15, Q16 were somewhat confused. The maps were too small to show the detail needed, they did not cover all the relevant parts of the village and, for some people, the questions were ambiguous.

Because the location of possible new housing is such an important issue, you will be able to see large scale maps and to discuss and comment on the Built Up Area boundaries at a Public Consultation Meeting on Saturday 9th June. We hope you will join us to have your say on the criteria we should use to decide where new development is preferred.

Twelve areas where there have been previous discussions or proposals for housing development were indicated on a map (areas marked KL01-KL12 in Q16). Five of these areas had significantly more support than opposition. However, the number of people responding was small, with a maximum of 39 responses for any one proposal (30 for, 9 against). Suggestions for other potential sites were asked for and again the response was relatively small with a maximum of 22 people suggesting any one site. Consequently, it is difficult to draw any firm conclusion on the views of the majority of those in the parish. Given the importance of where further building would be acceptable, it will be the focus of the Village Open Meeting on 9th June.

Built Up Area

East Devon District Council have proposed that the “built up area” of the village is reduced ensuring that future applications for development (housing and other activities) will need a special case to be made outside this area. Many people found this question and the map confusing because of the jargon, so it will be discussed in the Village Open Meeting on the 9th June.

Conservation area

There was a majority who think the conservation area should not be extended (101:63), though the ‘minority’ is not small (Q9).

Section 4 Village Access and Facilities

Green spaces

There was some variation in how people answered the question on which green spaces around the village are valued in particular. The overall view is that all green spaces are valued, with the woods and playing field being particularly highly rated, followed by Jubilee Green and The Common.

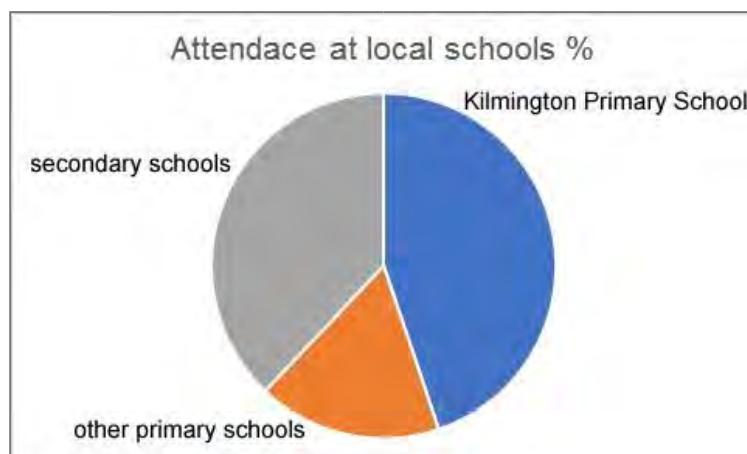
Viewpoints

People felt that all viewpoints in the village should be conserved as they contribute to the beauty and character of the village.

Allotments

The current provision of allotments is adequate.

Schools



The majority of children attending school are primary school age, and perhaps it is not surprising most go to Kilmingtion Primary School. A significant number (22 in our survey) travel away from the village to attend various secondary schools – some by car, others by arranged school transport.

Many respondents felt Kilmingtion Primary school would benefit particularly from the addition of a large playing field behind existing site.

Shops



The two shops in the village, Miller's Farm Shop and the Londis shop in the petrol station are well used by villagers, with over 50% (140) of households using either shop at least once per week. It is of note that Miller's is on the north side of the A35. This question had the most replies!

Appendix 4 - Consultees: Local Community Groups and Organisations

Cricket Club

Tennis Club

Table tennis club

Badminton Club

Short Mat Bowles club

Kilmington Players Drama

Country Dancing club

Kilmington Garden Club

The Beacon Baptist Church

Five Alive Mission CofE church

Primary School

Village Hall Committee

Kilmington Cinema

Moviola

Appendix 5 - Consultees: Statutory and Strategic

Blackdown Hills AONB partnership
Campaign to Protect Rural England Devon
Civil Aviation Authority Directorate of Airspace Policy
Civil Aviation Authority Safety Regulation Group
The Coal Authority
Devon and Cornwall Police
Devon Fire and Rescue Service Central Command
Devon County Council Planning
Devon CC Forum Officer
Devon CC Planning Environment and Transport group
Devon CC invite transport and environment group
Devon Local Nature Partnership
Mid Devon District Council
Dorset County Council Planning Policy
Dorset CC Environment Directorate
Dorset CC Planning, Minerals and Waste
EDDC ANOB Partnership
EE Mobile Network (BT)
Environment Agency
Exeter International Airport
Forestry Commission
Heart of the South West Local Enterprise Partnership
Highways England
Historic England
Homes England
Marine Management Plymouth
National Grid
National Trust
Natural England
Network Rail

NHS East Devon Clinical Commissioning Group

Office of Rail & Road

Open Reach Communications

RSPB

Somerset CC Planning

South Somerset District Council

Southwest Water Development and Planning

Southwest Water Group Legal

Somerset West and Taunton Council Planning

Sport England

Sport England South West

Teignbridge District Council Spatial Planning and Delivery

Vodafone & O2

Wales and West Utilities

Western Power

Woodland Trust

Additional (with Kilmington connections):

Dalton Aram Planning Seaton (Ref: Pit Orchard, Old Inn & Gapemouth Corner)

Battens Solicitors

Ellis Belk Associates (Ref: land off Springhead Lane)

Stags Estate Agents

Humberts Estate Agents

Fulford Estate Agents

Humberts Estate Agents

Fulfords Estate Agents

Palmers Brewery (Ref: New Inn)

July-August 2019

THE KILMINGTON NEIGHBOURHOOD PLAN

We are progressing well putting the Neighbourhood Plan (NP) together but perhaps more slowly than we had hoped. The NP is a statement of the values and plans the parish has for its future development. When completed, it has legal standing with the planning authorities.

We are being assisted in our work by an experienced consultant to ensure that our plans contain the right information and are presented in the most appropriate way. Our consultation, with village residents at meetings and through the questionnaire, has provided excellent feedback on the key issues you feel Kilmington will face in the future. Using this information, we created a set of draft policies that will form the plan.

Right now we are gathering evidence to explain the intention and rationale for our policies. A lot of research and consultation is required to provide the necessary detailed background information. Each of our policies has to be supported by a clear, consistent, defensible and robust evidence base. Neighbourhood Plans must meet a number of legal tests, so getting your evidence base in shape is very important. When a draft plan has been developed, it has to be approved by an external examiner and the EDDC before we are allowed to proceed to a final referendum when the parish gets to say whether it wishes to adopt the plan.

HOUSING NEEDS SURVEY

In our NP we must demonstrate clearly that we are seeking to address necessary housing growth within the parish. This will help us to better manage requests for planning permission from individuals or speculative developers who wish to build in Kilmington. Our objective is to ensure that any future housing meets the needs of the existing community and future arrivals. This might include, for example, a range of types of affordable housing and housing more suitable for older people. To help us better understand the quantity and type of new housing requirements of the village in the future, we need to carry out a formal "Housing Needs Assessment". This means that, in September, we will be asking you to complete another questionnaire about you and your family's housing needs.

Some of you may recall that Kilmington residents completed a Housing Needs Assessment questionnaire back in 2013. This information is now some six years old and is out of date. We have obtained a

grant to undertake the survey from EDDC who have commissioned Devon Communities Together (DCT), an independent charity and part of the Devon Rural Housing Partnership, to undertake the survey. They will produce an independent report for us. It is important to stress that none of the personal information you provide in the questionnaire will be disclosed to the Kilmington NP team or the Parish Council. You will be asked to send completed questionnaires direct to DCT and their staff alone will process them. Any data published in their report will not be attributable to an individual.

AFFORDABLE HOUSING

For those who think they might be eligible for affordable housing, there will be an Affordable Housing Form within the questionnaire that will allow individuals to provide information to DCT to check and inform them of their eligibility.

We hope you will once again give us your full support in completing the questionnaire even if you do not have a housing need. All the information is important evidence to support our Kilmington Neighbourhood Plan. We will have a desk at The Village Fayre and Flower Show on 27th July, so if you would like to know more or discuss the project please visit us or contact us via kilmingtonneighbourhoodplan@gmail.com

As always, you are most welcome to join the Neighbourhood Planning team or attend any meetings.

The Kilmington Neighbourhood Plan Team

How a Neighbourhood Plan is prepared



Local Authority support...
Local Authorities must provide support and advice to parishes and or forums preparing a plan.

Legal compliance...
Neighbourhood Plans must comply with a number of EU Directives, national Planning Policy and Local Plan policies.

Referendum...
The referendum area can be wider than a neighbourhood if proposals impact on others.

CHAIRPERSON WANTED

Most of us who use the Village Hall would agree it's an essential part of Kilmington's social life. Well these facilities don't run themselves and there is a small active Administrative Committee who oversees the management of the hall. The existing Chairperson, Diana Church, now wishes to step down and the team needs someone to join and head them up. Diana says it's a great team and all are willing

to continue their hard work. It's not an onerous task, meetings are infrequent - only when needs must. Over the last couple of years most of the significant maintenance has been carried out and this summer the small top windows and curtains are being replaced. Can you give a little of your time to help keep the village running? To learn more call Diana on 01 297 32417.

REFORM PLANNING IN KILMINGTON – YOUR OPPORTUNITY!

The Kilmington Neighbourhood Plan (KNP) will enable village residents to play a much stronger role in shaping our Parish in future years to 2031. When adopted, our plan will sit alongside the EDDC Local Plan and form part of the statutory East Devon Development Plan. All future decisions on land use, development and planning applications in Kilmington must then be determined in accordance with this development plan, unless material considerations indicate otherwise.

Kilmington Parish Council (KPC) appointed a Neighbourhood Planning Team which is made up of volunteers from various walks of life around the village. Together, we have been working to understand what village residents would like our community to look like in the future. We have tried to include the views of as many parish residents as possible. Using questionnaires and several consultation events we have updated views from past planning documents created by the KPC: The Kilmington Parish Plan (2007) and The Kilmington Village Design Statement (2011). Together, both of these excellent documents formed a solid foundation on which we could start to build the neighbourhood plan. We have employed a specialist planning consultant and have been working with Devon Communities Together regarding housing needs. The EDDC Neighbourhood Planning Team have also supported us and given very helpful advice. Further information about the neighbourhood planning process and the KNP is available on the village website.

Our team have now produced a draft plan which we believe reflects the wishes of village residents and this was approved by the Parish Council at their October meeting. We will publish this plan in the next few weeks so that you have an opportunity to give us any further comments you may have.

As the full KNP document is some 100 pages, we are producing a summary of the plan and will hand deliver this to every household in the parish in the coming weeks. The full document will be available to read on the Kilmington Village Website and we will also make printed hard copies available at several convenient locations around the village. The summary will give you details of where these are and how you can give us your comments on the proposals. Unfortunately Coronavirus restrictions mean that at present we cannot hold our planned consultation meetings in the Village Hall. If this changes we will let you know.

If you live or work within Kilmington, this is your opportunity to make your views known on these proposals which suggest how the village could develop over the coming years.

We will review the draft plan following comments received from this consultation before a final version is formally submitted to EDDC. They will then carry out further consultation and arrange for an independent examiner to check whether the plan meets the 'Basic Conditions' and other relevant legal requirements. The examiner may make further recommendations before agreeing that the plan can go to referendum. All of this will probably take us through to June 2021. Kilmington residents will then have the opportunity to vote for or against the plan. A simple majority, over 50% of votes, will carry the plan forward to adoption.

In the meantime if you have any questions you can send them to: np@kilmingtonvillage.com or contact Peter Ball on 07747 636810.

Kilmington Neighbourhood Planning Team

WHAT A NEIGHBOURHOOD PLAN CAN AND CANNOT DO

"It can..." ✓	"But it cannot..." ✗
✓ Develop policies specific to our area, for example, design of new development.	✗ Introduce policies which conflict with national or District Council "strategic" planning policies.
✓ Protect the facilities and areas of land that the community values most such as community buildings, playing fields, etc.	✗ Force requirements on developers which make the delivery of development unviable.
✓ Help us to get additional funding into the area, for example, through identification of projects or having a plan adopted ("made")	✗ Change regulations / legislation such as Building Regulations or Permitted Development Rights.
✓ Protect areas of land for conservation, biodiversity and landscape value.	✗ Simply repeat (duplicate) national or District Council planning policy.
✓ Influence the type, location and design of development.	✗ Reduce the scale of new housing if proposed by the District Council.
✓ Help to secure additional funding for infrastructure and other projects.	✗ Stop all development.
✓ Propose regeneration projects, transport solutions and areas of land for the allocation of housing and / or employment sites if we wish to do so.	✗ Deal with matters not dealt with through the planning system, for example: • Change traffic speed limits • Increase broadband speeds • Enforce parking restrictions

A CLOSER LOOK AT THE FRONT COVER

Bob Farley's energetic, bustling street scene was inspired this year by his research into the medieval Christmas customs of the late fourteenth century and he has kindly provided some background information to help us make sense of what is going on.

"The celebration of Christmas in the Later Middle Ages could be a pretty lively affair and eventually was banned by act of Parliament. It became a punishable offence to celebrate it! The "Lord of Misrule" (a minor deacon or even a peasant) was appointed to organise the festivities. He was usually dressed up for the part – in this instance he is wearing cap and bells and waving a pig's bladder. The Christmas celebrations here are taking place in the courtyard of the Tabard Inn, a hostelry made famous by Geoffrey Chaucer as the Southwark starting-point for the pilgrims in his 'Canterbury Tales', who set out on their pilgrimage to the shrine of St Thomas à Becket in Canterbury one April during the late 1380s/90s. The tabard was a short coat, quite often displaying a coat of arms, in this case on the inn sign

which has a shield with the arms of Chaucer. The brush hanging beneath the sign denotes that entertainment is provided.

The Landlord of the inn, Harry Bailly, is presented as a great friend of Chaucer and was the host on the journey. Here he is standing with Chaucer in the inn door with a raised mug. The three musicians on the right are playing shawms (early wind instruments) and the chap with a peg leg is playing an early fiddle. The drummer seems to have taken something! The piper is in fact another friend and companion from the Tales. He is a Miller and has two pilgrim's badges on his cap, the cockle shell and Becket's head, showing that he has made journeys to the shrines at Santiago de Compostella and Canterbury. He is also renowned for having a bawdy sense of humour.

The dog is a Talbot, a breed popular in its day but now extinct. Some drawings and descriptions still exist."

Bob Farley

KILMINGTON PARISH COUNCIL NEWS

KILMINGTON NEIGHBOURHOOD PLAN

In last month's Postscript we explained some of the background to the Kilminster Neighbourhood Plan, announcing that we would soon be publishing the full 100+ page document. We are now finalising the short summary leaflet which we will hand-deliver to every household in the Parish. Watch out for it popping through your letter box as it will give you a précis of the plan, its objectives and an outline of the main policies we propose.

However, to get the complete picture, only the full document will give you all the detailed policies with their background and justification. As soon this full draft Plan is available we will publish it on the village website. If you do not use the internet, a few hard copies will be available to read in The Beacon, St Giles' Church and in the phone box library for loan. If you want a hard copy and can't source one, please call Peter on 07747 636810 or Stafford on 07799 612557.

The Kilminster Neighbourhood Plan is our community's vision for how we would like to see the Parish change in the

coming years to 2031. It sets out our planning policies which will be used to evaluate Parish development proposals and planning applications. These come from a review of the 2007 *Parish Plan*, the 2011 *Kilminster Village Design Statement*, two questionnaires and extensive research and dialogue with local residents and East Devon District Council. This Plan and its policies cannot cover every issue identified as being important to the community; it has to focus on responding to proposals for development, the appropriate use of land and protecting areas of local value and importance. Policies must be evidence-based and justified, supported by evidence gathered and community consultation. It is these planning policies which carry legal weight and will help shape our future community. We welcome your comments and feedback on this draft Plan before a final version is formally submitted to EDDC for examination.

PLANNING APPLICATIONS

This month and in future editions, for your information, we will list recent planning applications. Further details can be found on the East Devon Planning website.

- **Erect stable block, tack room and hay store.** Fernwood Farm Gore Lane Kilminster Axminster EX13 7NU
Ref. No: 20/2309/FUL | Validated: Wednesday 4th November 2020 | Status: Awaiting decision
- **T1, Oak : 30% crown reduction. T2 and T3, Birch: 30% crown reduction.** 9 Meadow Bank Kilminster Axminster EX13 7RL
Ref. No: 20/2145/TRE | Validated: Tuesday 3rd November 2020 | Status: Awaiting decision

- **Construction of 4 no. timber framed buildings comprising 1 no. shop (use class E), 1 no. office (use class E), 1 no. dog grooming parlour (sui generis) and 1 no. toilet block**
Millers Farm Shop Gammons Hill Kilminster Axminster EX13 7RA
Ref. No: 20/2178/FUL | Validated: Monday 26th October 2020 | Status: Awaiting decision

Appendix 7 – June 2018 Public Meeting Notices, Social Media and Meeting Summary Note



**Kilminster Neighbourhood
plan public meetings**

**Saturday 9th June
2pm and 5pm**

In the Village hall

Please come and give us your
opinion on future
development of Kilminster

This meeting is part of the formal Neighbourhood Plan consultation process and our aims for this meeting are:

- To give feedback and discuss what Kilminster residents said in the Public Consultation Questionnaire
- To clarify when there is new development in the village where do residents want it to be.
- Refreshments will be available

vodafone UK 23:07 30%
facebook.com

Kilminster Now
Closed group

Joined Add Memb... Search More

Post Photos

Peter Ball ▸ Kilminster Now
Just now · 🌐

Kilminster residents don't miss your opportunity to give your views towards creating The Kilminster Neighbourhood Plan. Come to a village meeting Saturday 9th June 2pm or 5pm in the village hall.



**Kilminster Neighbourhood
plan public meetings**

**Saturday 9th June
2pm and 5pm**

In the Village hall

Please come and give us your
opinion on future
development of Kilminster

This meeting is part of the formal Neighbourhood Plan consultation process and our aims for this meeting are:

- To give feedback and discuss what Kilminster residents said in the Public Consultation Questionnaire
- To clarify when there is new development in the village where do residents want it to be.
- Refreshments will be available

Notes from public meeting 9th June 2018 Village Hall

A35 speed limit should be reduced as 50mph is too fast going through a village.

The village school needs its own playing field behind existing site.

Parking around the New Inn pub is getting worse, inconsiderate parking and would be difficult for emergency vehicles to get through.

The village doesn't need a lot of housing, one or two a year. Certainly don't want a big estate.

If you are only allowed to build inside the built up area the density of housing will get worse and so will the parking on the lanes as people build in gardens.

Village Design Statement is very complicated to follow and East Devon Planning don't seem to follow what's in it.

Why hasn't anything been done to move on the travellers who have been up the Roman road now for years?

Late night trains don't tie up with the bus service, so have to get taxis

Why are people allowed to build big modern fancy houses that just don't fit in the countryside?

We need a football field in the village.

Some picnic tables on the Jubilee green and common would be good.

Traffic drives too fast on Shute Road (and Whitford Road) they are used as cut throughs.

Regulation 14 pre-submission Consultation Notice / Poster

Kilminster Parish Council Seeks YOUR Views The Draft Kilminster Neighbourhood Plan

Kilminster Parish Council has published the draft Kilminster Neighbourhood Plan for your comments as part of the next formal consultation process. A summary leaflet which provides a Plan overview is being delivered to all households in the Parish. We believe the Plan represents our community's vision of how we would like to see the Parish change in the coming years.

Please read it, as this is your opportunity to give us your feedback and comments before we submit the Plan for final examination and approval.

The Plan was written by a volunteer team of local residents and Kilminster Parish Councillors. It proposes a number of policies to influence the future planning of the Parish. Consultation work started five years ago and local residents have completed questionnaires and provided comment and ideas which, together with the previous Village Design Statement, underpin the Plan.

The full detailed Plan, together with all the supporting documents and a response form, can be accessed on, and downloaded from, the Village Website: www.kilminstervillage.com Hard copies of the full draft Plan are available to read in The Beacon, St Giles Church and in the phone box library for loan. If you can't source one please contact Adrian Jenkins, Kilminster Parish Clerk, Tower View Fruit Farm, Offwell EX14 9RW Tel: 01404 43220 or email: np@kilminstervillage.com

All feedback received by the end of 28th February 2021 will be considered by the Parish Council. A planning judgement will be taken and a decision made over whether or not to amend the Plan in response to each representation before the Plan is submitted to East Devon District Council for further consultation and on to independent examination. This consultation is part of the formal Regulation 14 pre-submission process.

You can also email feedback to: np@kilminstervillage.com or by post to The Clerk to the Parish Council, Tower View Fruit Farm, Offwell, EX14 9RW.

Kilminster Parish Council
17 December 2020

Press Release, Devon Live Article, Axminster Hub and Planning Magazine Articles all Publicising Regulation 14 pre-submission Consultation

News Release

Kilmington Parish Council Publishes Draft Neighbourhood Plan for Comment

A Neighbourhood Plan for Kilmington is coming closer following the Parish Council's publication, on Thursday 17th December, of a draft plan. In accordance with Regulation 14, residents and organisations are invited to comment on the draft Kilmington Neighbourhood Plan, which is displayed on the Kilmington Village website or available from the Clerk to the Parish Council.

The Plan, written by a team of volunteer members from the community and from Kilmington Parish Council, proposes a number of policies to influence the future planning of the Parish. It is the community's vision for how they would like to see the Parish change in the coming years. Consultation work started five years ago and local residents have completed questionnaires and provided comment and ideas which, together with the previous Village Design Statement, underpin the Plan.

Neighbourhood planning enables communities to play a much stronger role in shaping the areas in which they live and work and in supporting new development proposals. This is because unlike past parish, village or town plans that communities may have prepared, a neighbourhood plan forms part of the development plan and sits alongside the local plan prepared by the local planning authority. Decisions on planning applications will be made using both the local plan and the neighbourhood plan, and any other material considerations.

Kilmington Parish Council is keen to have feedback on the Plan. You can download a response form on the website. The consultation period runs until Sunday 28th February 2021. All feedback will be considered by the neighbourhood planning team. A planning judgement will be taken and a decision will be made over whether or not to amend the Plan in response to each representation before the Plan is submitted to East Devon District Council for further consultation and on to independent examination.

End

18 December 2020

For further information please contact:
Peter Ball, Councillor Kilmington Parish Council;
Chairperson Kilmington Neighbourhood Plan
Telephone 07747 636810



Kilmington Neighbourhood Plan out for consultation

Posted: 04/01/21 at 15:58 by Daniel Clark - Local Democracy Reporter

Like us on Facebook



Weather Axminster
50.78°N 3°W 44m asl

Tue 1-5	Wed 1-6	Thu 1-7	Fri 1-8	Sat 1-9
4°C	4°C	3°C	3°C	3°C
1°C	0°C	-1°C	0°C	-1°C
20 mph	16 mph	11 mph	18 mph	15 mph
5%	1%	8%	17%	5%

meteoblue

The village of Kilmington, near Axminster, is remarkable in that it is situated in not just one, but two Areas of Outstanding Natural Beauty – the East Devon AONB and the Blackdown Hills AONB – and is bisected by one of Devon's main roads, the A35.

There is a strong sense of community and social cohesion within the village, with the vast majority of 830 residents in the parish very satisfied living there, citing the friendliness of the people as major factor.

Crime is almost non-existent and residents tend to 'self-police' anti-social behaviour, speeding and other minor disruption.

The small physical size of the village, the network of its roads, footpaths and green spaces means that neighbours of all ages frequently meet, creating a caring community with significant social action, organising many social gatherings to the benefit of its residents.

But there is the danger that the village could become a "retirement community". Currently, this is not the case and is decidedly not what the residents wish, however most residents recognise a need for a small amount of new housing in line with growth over recent decades to keep the village alive.

And so the Kilmington Neighbourhood Plan, which is now out for consultation, has been developed in order to give local people the chance decide what new housing is needed and where it should go, so any change in the parish can make a real and positive difference to the lives of local people and the future of the community.

*Policy HD4 Allocated Land off Whitford Road and adjacent to The Beacon Chapel is outlined in red
(for illustrative purposes only)*



Cllr Ben Trott, chairman of Kilmington Parish Council, in the foreword to the plan, said: "The parish council wanted the people of Kilmington to have a say in all aspects of the future of our village but most importantly it wanted local people to decide what new housing was needed and where it should go.

"The plan also sets objectives on key themes such as moving around, housing, employment, green space and community facilities. It builds on current and planned activity and says what the parish council and its partners will work towards.

"Research in our community confirms that residents want to retain the heritage, community culture and identity of Kilmington and therefore any change in the parish should make a real and positive difference to the lives of local people and the future of our community.

"The parish council is committed to developing and strengthening the contacts and groups that have evolved as a result of the Neighbourhood Planning process. It believes that by working together to implement the Plan it will make Kilmington an even better place to live, work and enjoy."

A special place to live

*Policy HD3 The Allocated land off George Lane adjacent to Dares Field is outlined in red
(for illustrative purposes only)*



In a vision statement, the draft Neighbourhood Plan states: “We recognise that Kilmington village and its surrounding parish is a special place to live, lying within two Areas of Outstanding Natural Beauty. While recognising the need for evolution and development within the parish, the community wishes the parish to retain its unique and intimate character.

“We aim to maintain these qualities, whilst enhancing the rural and built environment by allowing limited incremental development to meet the needs of local people until 2031, in a way that will not compromise future generations and will encourage the maintenance of a sustainable and balanced rural community.”

When residents were asked, ‘what do you like most about living in Kilmington?’ the replies were very similar, the plan document says.

The majority liked Kilmington's friendly community spirit. Community cohesion is critical to the quality of life of local people, with the report adding: “We believe social cohesion within Kilmington has grown and been retained because the rate of population growth has been incremental and gradual.

“Any large increase in village population over a short period of time may breakdown this close spirit to the detriment of the community.

“The population size of Kilmington village provides a feeling of belonging as social interaction is high. The small physical size of the village, the network of its roads, footpaths and green spaces means that neighbours of all ages frequently meet.

"This has created a caring community with significant social action organising many regular social gatherings to the benefit of the health and wellbeing of its residents.

"Villagers take care of the lonely and elderly individually and through two churches, many social clubs and the strong Royal British Legion membership. Crime is almost non-existent and residents tend to 'self-police' anti-social behaviour, speeding and other minor disruption.

"Cohesive communities are communities which are better able to tackle common problems, to provide mutual support and to work together for a positive future.

"Kilmington residents care strongly about their village – they appreciate that change will occur, but they want a common-sense approach to maintaining the environment that drew them to Kilmington and helps to give them a lifestyle they value."

Valued community facilities

Kilmington has a range of facilities and amenities including a parish church, a Baptist church (The Beacon), village hall, cricket pavilion on the playing field, which doubles as a meeting place, village primary school, two pubs, a filling station with a shop, motel and café, and a large farm shop. There is also a small wildlife park, while a mobile library calls into the village once a month and a post office once a week.

Residents were asked in the neighbourhood plan questionnaire if they wanted new housing, and the majority wanted no new housing (164 said no to 30 saying yes).

However, in further questions most residents recognise a need for a small amount of new housing in line with growth over recent decades (two or three on average each year) to keep the village alive.

The plan says that the critical issue therefore seems to be the rate of growth and most respondents have suggested slow incremental growth so that Kilmington does not lose its sense of community, outgrow the existing village amenities, or cause further traffic pressure.

Any significant increase which cannot be accommodated through mitigation by provision of additional services, infrastructure or capacity could significantly overstretch existing resources which are currently running at capacity, the plan says.

It adds: "The population of Kilmington is similar to that of East Devon, which is older than the national average, a trend that is likely to be exacerbated in the future. There is the danger that the village could become a 'retirement community'.

"Currently, this is not the case and is decidedly not what the residents wish. The provision of low cost housing to attract or retain young families therefore remains a priority, as does the retention of a thriving school, preschool and other youth leisure activities."

In order to meet the needs of housing for the local community and be in a position of control over where development occurs, two potential sites which could be developed for new housing have been identified.

Land off George Lane and adjacent to Dares Field is allocated for around 14 dwellings over the ten years 2021-2031, while land off Whitford Road (north of The Beacon) is allocated for the development of 6-10 smaller bungalows depending on design and layout, over the ten years 2021-2031.

Developments on these sites are expected to deliver a mix of dwelling types and sizes which meet demonstrable, up-to-date local needs to help maintain a balanced and thriving local community to accommodate the needs of younger generations and families, and to respond to the needs of the elderly by providing housing to enable downsizing and also fully accessible housing to the needs of the elderly through design.

The plan also says that existing community facilities and amenities will be protected for such use and their loss will not normally be supported.

It adds: "The population of Kilmington is similar to that of East Devon, which is older than the national average, a trend that is likely to be exacerbated in the future. There is the danger that the village could become a 'retirement community'.

"Currently, this is not the case and is decidedly not what the residents wish. The provision of low cost housing to attract or retain young families therefore remains a priority, as does the retention of a thriving school, preschool and other youth leisure activities."

In order to meet the needs of housing for the local community and be in a position of control over where development occurs, two potential sites which could be developed for new housing have been identified.

Land off George Lane and adjacent to Dares Field is allocated for around 14 dwellings over the ten years 2021-2031, while land off Whitford Road (north of The Beacon) is allocated for the development of 6-10 smaller bungalows depending on design and layout, over the ten years 2021-2031.

Developments on these sites are expected to deliver a mix of dwelling types and sizes which meet demonstrable, up-to-date local needs to help maintain a balanced and thriving local community to accommodate the needs of younger generations and families, and to respond to the needs of the elderly by providing housing to enable downsizing and also fully accessible housing to the needs of the elderly through design.

The plan also says that existing community facilities and amenities will be protected for such use and their loss will not normally be supported.

Proposals which result in the loss (redevelopment or change of use) of locally valued community facilities and amenities will only be supported where 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 they do not have an adverse impact on the special character of the area's natural and built environments.

Volume and speed of traffic a major concern

Consultation on the plan also revealed that the volume of traffic passing through the parish and the speed of much of this traffic was two major concerns of residents, as the extremely busy A35 trunk road cuts the parish in two and acts as something of a barrier between the two halves.

A recent Highways England Average Annual Daily Traffic Flow Survey recorded more than 13,600 vehicles, of which 2,040 were classified as heavy goods vehicles, passing along this road each day, with traffic flow significantly greater during daylight hours, particularly during commuter times and the tourist holiday months.

The plan says: "The high frequency of these vehicles passing by, within a speed limit of 50 miles an hour, makes it very difficult for vehicles emerging from the village side roads to find a suitable gap to enter the A35 carriageway safely.

"As there is no pedestrian crossing facility it is also dangerous and difficult for pedestrians and cyclists to cross and as the majority of Kilmington's population live to the south and therefore many villagers regularly have to make the dangerous crossing. Children and elderly residents have to be accompanied.

"The latest Highways England accident reports available show that for period 2010 to 2016 there were 24 slight, six serious and one fatal accident reported. Many more 'non serious' accidents and near misses go unreported. All of these discourage others, particularly the elderly from driving on, walking alongside and crossing the A35 road.

"Village residents made different suggestions in the neighbourhood plan questionnaire to improve the safety on the A35 including improvements to sign visibility, installing an assisted crossing point, reducing the speed limit on the A35 to 40 mph (or even 30 mph) and introducing traffic calming and half-way crossing island.

"We propose that the A35 corridor is considered a 'planning entity' in its own right, mixing commercial, residential (impact) and environmental components to benefit those travelling through the parish as well as residents. While the road itself is the responsibility of the Devon County Council (Highways), how it interacts more widely with the parish can be influenced by planning policies and decisions."

A number of community actions have been identified through local consultation and the development of the plan's objective, and while they may be outside the remit of the planning system (and therefore the Neighbourhood Plan) to influence or deliver, the actions would typically fall to the parish council or the community, or partners such as local authorities or statutory agencies, to lead.

They also provide an indication, in some cases, of what local infrastructure in Kilminster is seen as a priority

They include:

- Improve safety by pursuing and supporting measures to reduce the speed of traffic through the village on the A35
- Improve pedestrian and cycle access to facilities by pursuing and supporting the installation of a pedestrian crossing across the A35 close to Kilminster Cross
- Improve safety by pursuing and supporting the installation of a 'Village Gateway' on the A35 at the western entry to the village, to encourage vehicles to reduce their speed
- Pursue a 20mph speed limit in place of the existing 30mph limit or at least within the BUAB to reduce the speed of traffic passing through the centre of the village
- Pursue a weight restriction within the BUAB to reduce the number of heavy goods vehicles entering, unless they are delivering/collecting or gaining access to land and/or premises
- Investigate creating a Community Land Trust to maintain self-build housing in the long-term to provide a solution to the local housing need
- The possible registration of Assets of Community Value: New Inn; School; Recreation Ground; Village Hall and St Giles Church
- Changing the public bus route via Shute Road & The Hill to provide access to the east bound public bus to Axminster without the necessity to cross the A35
- Creating an attractive 'green corridor' along the A35 through the village
- Developing a hedge and tree green buffer between the A35 and the village
- Creating a new footpath routed through the centre of the village from The Hill residential area to the centre of the village amenities around Whitford Road (see housing allocations and transport section)
- Establishing a community orchard

The draft Neighbourhood Plan for Kilminster is now out for consultation until February 28, after which the parish council will decide whether or not to amend the plan in response to each representation before the Plan is submitted to East Devon District Council for further consultation and on to independent examination.

A feedback form can be downloaded from the parish council website, and copies are in the phone box library on Jubilee Green. You can also email feedback forms to: np@kilminstervillage.com or post to The Clerk to the Parish Council, Tower View Fruit Farm, Offwell, EX14 9RW.

To whom it may concern:

Kilminster Neighbourhood Plan Published

For your information Kilminster Parish Council has published the draft Kilminster Neighbourhood Plan as part of the formal Regulation 14 pre-submission consultation process. It can be accessed and downloaded, together with all the supporting documents, on the Kilminster Village Website: www.kilminstervillage.com

A feedback form can also be downloaded from the website and hard copies are available in the phone box library on Jubilee Green, Kilminster. Using this form will help us to efficiently review your comments.

We welcome all your comments on these proposals and policies.

All feedback received by the end of the consultation period 28th February 2021 will be considered by the Parish Council. A planning judgement will be taken and a decision will be made over whether or not to amend the Plan in response to each representation before the Plan is submitted to East Devon District Council for further consultation and on to independent examination.

Please email feedback forms to: np@kilminstervillage.com or by post to The Clerk to the Parish Council, Tower View Fruit Farm, Offwell, EX14 9RW.

Individuals' comments will be anonymised in the 'Report of Comments Received', which will be made public following consultation. It will be helpful for us to understand where in the Parish you live in relation to some Plan proposals. You may also wish to provide your details to be contacted in the future about progress with the Plan. Organisations, agencies, private businesses and consultants etc. will normally be named. If you are representing one of these and you would prefer that your response should be anonymised, please advise us on the form. Any contact information you may provide will be held on a database and used to assist in the preparation of planning documents. The information will be used in accordance with the Data Protection Act (2018) and the data privacy policies of Kilminster Parish Council.

Hard copies of the full draft Plan are available to read in The Beacon, St Giles Church and in the phone box library for loan. If you want a hard copy and can't source one please contact Adrian Jenkins, Kilminster Parish Clerk, Tower View Fruit Farm, Offwell EX14 9RW Tel: 01404 43220 or email: np@kilminstervillage.com

Kilminster Parish Council
17 December 2020

Appendix 10 – Summary Leaflet of Regulation 14 Plan Distributed to Every Household and Business

Kilmington Neighbourhood Plan Summary



**A summary of the proposed Kilmington Neighbourhood Plan
its objectives and an outline of the proposed main policies.
For your information and comment.**

**Kilmington Parish Council
2020**

Kilminster Neighbourhood Plan

Summary

The next few pages give a summary of the proposed Kilminster Neighbourhood Plan, its objectives and an outline of the main policies we propose. Space precludes giving all the policies and their justification in this summary.

The full Kilminster Neighbourhood Plan document gives all the detailed policies with their background and justification. It is displayed on the village website with a link from the home page. Hard copies are available to read in The Beacon, St Giles Church and in the phone box library for loan. If you want a hard copy and can't source one please contact Adrian Jenkins, Kilminster Parish Clerk, Tower View Fruit Farm, Offwell EX14 9RW Tel: 01404 43220.

We are publishing the proposed Plan as part of the formal consultation process before it is submitted to EDDC for independent examination. We welcome all your comments. However, we suggest reading the full Plan will give you further clarification before providing us with feedback. A comments form is available on the website with copies in the phone box library. Using this form will help us to efficiently review your comments. Any feedback received by the end of the consultation period 28th February 2021 will be considered by the neighbourhood planning team. A planning judgement will be taken and a decision will be made over whether or not to amend the Plan in response to each representation. Please send all comments you wish to make to the Clerk to the Parish Council, Tower View Fruit Farm, Offwell, EX14 9RW np@kilminstervillage.com

Introduction

The Kilminster Neighbourhood Plan is our community's vision for how we would like to see the Parish change in the coming years to 2031. It sets out our planning policies which will be used to evaluate Parish development proposals and planning applications. We reviewed the 2007 *Parish Plan* and the 2011 *Kilminster Village Design Statement* and, following extensive dialogue with the community, we created an up to date '*Village Character Assessment*', which describes the village and updates earlier documents. All of these documents underpin The Neighbourhood Plan.

Policies must be evidence-based and justified, supported by community consultation. It is these planning policies which carry legal weight.

This Plan and its policies cannot cover every issue identified as being important to the community: it has to focus on providing guidance, and responding to future proposals for development (mainly new building), the appropriate use of land and protecting areas of local value and importance.

"It can..."	✓	"But it cannot..."	✗
✓ Develop policies specific to our area, for example, design of new development. ✓ Protect the facilities and areas of land that the community values most such as community buildings, playing fields, etc. ✓ Help us to get additional funding into the area, for example, through identification of projects or having a plan adopted ("made") ✓ Protect areas of land for conservation, biodiversity and landscape value. ✓ Influence the type, location and design of development. ✓ Help to secure additional funding for infrastructure and other projects. ✓ Propose regeneration projects, transport solutions and areas of land for the allocation of housing and / or employment sites if we wish to do so.		✗ Introduce policies which conflict with national or District Council "strategic" planning policies. ✗ Force requirements on developers which make the delivery of development unviable. ✗ Change regulations / legislation such as Building Regulations or Permitted Development Rights. ✗ Simply repeat (duplicate) national or District Council planning policy. ✗ Reduce the scale of new housing if proposed by the District Council. ✗ Stop all development. ✗ Deal with matters not dealt with through the planning system, for example: • Change traffic speed limits • Increase broadband speeds • Enforce parking restrictions	

Our Vision Statement - What we hope to achieve:

"We recognise that Kilmington village and its surrounding Parish is a special place to live, lying within two Areas of Outstanding Natural Beauty. While recognising the need for evolution and development within the Parish, the community wishes the Parish to retain its unique and intimate character. We aim to maintain these qualities, whilst enhancing the rural and built environment by allowing limited incremental development to meet the needs of local people until 2031, in a way that will not compromise future generations and will encourage the maintenance of a sustainable and balanced rural community."

Work together with the Parish Council: Our first Policy establishes the principle that the Parish Council is keen to work together with residents and developers to assist them:

Policy: Proposers of development should engage with the local community and Kilminster Parish Council, prior to submission of a planning application to the local planning authority, to help ensure that this plan's aims and objectives and the views of the local community are fully understood and taken into account for their proposals.

The Plan has a series of Themes, each with objectives and policies: This Summary leaflet provides an overall precis of the entire Plan, it does not detail every policy, these are available in the full draft document. An outline of the proposed main policies follows:

Theme: Housing and Development

The Housing and Development objectives are:

- To support housing development which meets the identified needs of the local community across types and tenures, whilst meeting changing demographic and social requirements.
- To ensure housing growth is of a scale that is appropriate to the village's role and function and does not adversely impact upon the ability to accommodate demand on facilities and infrastructure.
- To protect, maintain and enhance existing community facilities and support the provision of new facilities where required.
- 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.
- To encourage and support opportunities for sustainable and local food production.

Slow Incremental Growth: The Plan suggests new housing in line with growth over recent decades 2 or 3 houses on average each year to keep the village alive. So that Kilminster does not lose its sense of community, outgrow the existing village amenities, or cause further traffic pressure, the Plan calls for slow incremental growth. The small population size of Kilminster village, the network of roads, footpaths, green spaces and the village amenities means that neighbours of all ages frequently meet, providing a feeling of belonging as social interaction is high. This sense of community has grown and been retained because the rate of population growth has been gradual. Most residents want to see some growth so the village doesn't become locked in a time-war, but a large increase in village population over a short period of time may breakdown this close spirit to the detriment of the community.

Where should housing development take place? *The East Devon Local Plan* identifies a boundary around the core of Kilminster village (Built Up Area Boundary BUAB)

within which the principle of development is accepted, subject to other relevant planning policies. Land outside of the BUAB is defined as “open countryside” where permission for new development is more difficult to secure.

Development within the Kilmington BUAB: While there are limited development opportunities within this boundary, our Plan has to accept the overriding EDDC principle of development within the BUAB. However, we have added a layer of local requirements to help ensure that development takes place away from greenfield sites. Namely: on previously developed (or brownfield) sites, infill sites, and as annexes adjacent to or part of existing properties where the curtilage of the dwelling allows. Proposals will need to demonstrate they are of a density, scale and massing appropriate to the character, built-form and setting of the site and its surroundings; also that they provide sufficient off-road parking and do not exacerbate transport constraints.

This will support local residents who wish to downsize or make changes to their household composition (for example, the needs to accommodate an elderly member of the family to live “close to home” or the need to accommodate a young adult who does not wish to leave the village or cannot afford to move to a property elsewhere). Nevertheless, our policy seeks to restrict such changes to these specific needs and we do not support development in large gardens which then go on to be sold on the open market.

Development in ‘the Countryside’: There is very little opportunity for development within the BUAB to meet the needs of new housing for the local community. While the Local Plan does not force us to allocate sites for housing, without doing so, the village could be left open to speculative planning applications for development in ‘the countryside’ in locations which the community does not feel are the most appropriate. Residents have overwhelmingly stated that any new housing should follow the existing village character of single plots along roadsides and small cul-de-sac developments of several houses.

Therefore, to be in a position of control over where development occurs, we have identified two sites which could be developed. They fit our guiding criteria well as they will not increase traffic through the central residential area and are the closest to the village’s core facilities of any known sites potentially available for development. These sites have previously been identified by the EDDC Strategic Housing Land Availability Assessment (SHLAA) as being suitable, in planning terms, for development.

Housing need: Our consultation confirms there is a lack of supply of smaller dwellings. If the village wishes to attract and retain young families, low cost housing has to remain a priority. The consultation also recognised a need for older generations to downsize to a smaller property within the village and a lack of accessible and adaptable properties to meet the needs of elderly residents.

‘Low cost’ and ‘Affordable’ housing: The population of Kilmington is older than the national average, a trend that is likely to be exacerbated in the future. There is the danger that the village could become a “retirement community”. Currently, this is not the case and is decidedly not what residents wish. Our Housing Needs Survey (HNS) confirmed a need for affordable housing. There is also an affordability gap for people who earn too much to qualify for ‘affordable housing’ (such as social rent or shared equity housing) but earn too little to access a mortgage required to purchase a house on the open market. They require ‘low-cost’ housing.

Therefore, the provision of affordable and low-cost housing to attract or retain young families remains a priority. Of those who answered the HNS, 81% (130) were in favour of a small development of affordable/low cost housing for local people. To this category we have added ‘Self-build housing’ (which includes “custom build housing”) as an option as this can also provide a lower cost housing solution and support the local economy by providing work for local builders, architects and tradesmen. The Government describes a self-build dwelling as commissioned or built by someone to be occupied by them as their sole or main residence for at least 3 years.

We propose land off George Lane, adjacent to Dares Field is allocated for up to around 14 low cost and affordable dwellings built over the next ten years. This site also provides an opportunity, through landscaping and new planting, to reinforce the boundary with the A35 to help reduce noise and pollution for village residents. This helps to create a “green corridor” on the edge of the village and along the A35, from The Hill to The Old Inn. It also offers the prospect for a new foot/cycle path, to improve connectivity from the western half of the village to the eastern side where most amenities and facilities are located.

Following the Government’s re- introduced “Right to Buy” scheme, tenants in affordable housing now have the option to purchase their home at discounted cost, which could take affordable housing supply away in the short to medium-term and could therefore exacerbate affordable housing problems locally. We propose that affordable and low cost housing should be provided in perpetuity in accordance with the most up-to-date Government policy. The Parish should explore a Community Land Trust or similar which retains such housing 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.

Housing for the elderly: Our policies also respond to the needs of the elderly, by helping to provide housing to enable downsizing and fully accessible housing through design. We have identified land off Whitford Road (north of The Beacon) as a site that is in a particularly favourable location.

The area is flat and very close to local amenities and facilities. We propose it is allocated for the development of 6 to 10 smaller bungalows depending on design and layout, built over the next ten years. Development on the site will be expected to:

- deliver a mix of accommodation suitable for older people by design that meets the needs of a range of downsizers.
- include a mix of market, sheltered and self-build plots based on an up-to-date assessment of local need,
- Incorporate the principles of 'secure by design' which may incorporate CCTV, secure access and mutual overlooking of shared space,
- Respond positively to the needs of the elderly which should include inside or outside communal space and a 'dementia friendly' design and layout.

Theme: Community Facilities, Amenities and Assets

For its size, Kilmington has a wide range of community facilities and amenities and they make a significant contribution to the wellbeing and community spirit of residents. These include a Village Hall, a Primary School, two Churches, two pubs, a recreation field including a cricket oval, a tennis court, a children's play park and a multi-use pavilion.

The Plan seeks to protect and enhance these with a policy that states:

Policy: Existing community facilities and amenities will be protected for such use and their loss will not normally be supported. Development proposals for new, replacement, extended and/or improved community facilities and amenities will be supported.

Theme: Heritage and Design

Objective: 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.

The built environment and layout of the village has a significant impact on its character and the 'sense' of cohesion of the community. Over the years many different building styles and construction materials have been employed as the village has expanded.

No single vernacular style can be applied across the village, or across the parish as a whole. However, the majority of respondents to the NP questionnaire thought new buildings should harmonise visually with the surrounding buildings.

The Kilmington Design Statement established a list of recommendations which will help to maintain the character of the village and these are updated in *The Kilmington Village Character Assessment*. Policies in the Plan call for High Quality Design and state:

Policy: All new development should be of high-quality design, complementing the local vernacular, enhancing visual amenity and minimising any adverse impacts on the built

environment and neighbouring amenity and landscape. For proposals to be considered high quality, they should meet the requirements of the Kilmington Village Character Assessment.

This policy goes on to list further considerations which can be seen in the full Neighbourhood Plan document.

Conservation Areas: There are 35 listed buildings in the Parish, only nine of which lie in the existing Conservation Area. The 1999 EDDC appraisal review concluded that “other parts of the village retain sufficient residual character for consideration to be given to designation of two further small conservation areas.” These are the compact area of Silver Street along the stream from the junction with Bimbom Lane and part of The Hill including The New Inn, Salisbury and Balfour Terraces. There is also a strong case to include the buildings running down the lower end of Shute Road, below the junction with The Hill.

We intend to investigate, through further consultation with residents and EDDC, the benefits of adding any additional Conservation Areas in the future.

Theme: Getting Around: Transport and Traffic

Objective: To manage and address traffic and parking and to encourage pedestrian movement.

The issues of greatest concern to Kilmington’s residents are increased traffic flow in the village and the speed of those vehicles. The Plan includes recommendations which relate to the transport network and how the character of the village should influence appropriate provision for vehicles, pedestrians and cyclists.

Wherever possible policies seek to limit additional on road parking and traffic flow through the village. They include the following Policies:

Policy: Proposals which do not provide adequate off-road parking will not be supported as this would result in an increase in on road parking, which is a hazard to pedestrians, cyclists, emergency and service vehicles and other road users.

Policy: 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.

The Plan describes in detail the key transport and traffic issues, but we are clear that they are not something over which the Plan or the planning system has complete control. For example, speed limits, pedestrian crossings, parking enforcement and speed cameras are all measures over which the Plan cannot have direct control. However, articulating the complete story from a “real world” perspective with regard to transport issues is important, whether they are within the remit of the planning system to address or not.

In addition, the Plan does provide the opportunity to highlight and include Community Action Projects that may be outside the remit of the planning system (and therefore the Neighbourhood Plan) to influence or deliver. These actions would typically fall to the Parish Council or the community, or partners such as local authorities or statutory agencies to lead. To acknowledge these important traffic related issues we have included action projects within our Community Action Projects (included at the end of this summary).

The key transport issues focus on two priority areas of opportunity where action would deliver significant benefits:

The A35:

- Improve safety by pursuing and supporting measures to reduce the speed of traffic through the village.
- Improve pedestrian and cycle access to facilities, including bus stops, by pursuing and supporting the installation of a pedestrian crossing across the A35 close to Kilmington Cross.
- Improve safety by pursuing and supporting the installation of a 'Village Gateway' on the A35 to better define the western entry to the village, to encourage vehicles to reduce their speed.

Within the central residential area of the village:

- Pursue a 20mph speed limit in place of the existing 30mph limit to reduce the speed of traffic passing through the centre of the village.
- Pursue a weight restriction within the BUAB to reduce the number of heavy goods vehicles entering, unless they are delivering/collecting or gaining access to land and/or premises.

Residents have also suggested the A35 is a barrier to using public bus transport and if the bus were routed through the village more residents would use it. The school bus stop is already on Shute Road demonstrating the feasibility of possibly re-routing the main bus route. We include this investigation as a Community Action Project.

Protecting the Footpath, Bridleway and Cyclepath Network

The Plan seeks to protect the network of footpaths, cycleways and bridleways within the Parish. We will be investigating the feasibility of creating new footpaths through the village that would serve residents and help to persuade travellers to switch away from their cars. Specifically, an 'off-road' path between the amenity area on the Whitford Road and central residential area of the village (George Lane and The Hill) would be the most beneficial. One of the proposed housing sites, at Dares Field, could help this be delivered.

Policies state: Proposals that improve pedestrian and cycle access to facilities will be supported. 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.

Theme: Small Scale Renewable & Low Carbon Energy Generation

Objective: 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.

The Plan is supportive of micro-energy generation including the use of small-scale solar technology on farm, domestic and industrial buildings. However, both in practical terms and intrusion, different types of renewable and low carbon energy installations may, or may not be, suitable in different built and natural landscapes.

Policy: Proposals for renewable or low carbon energy schemes will be supported where they are small scale, sensitively sited and where necessary, appropriately landscaped, in order to protect the quality of Kilminster's and the East Devon and Blackdown Hills Areas of Outstanding Natural Beauty's landscapes, biodiversity, tranquillity and wildlife habitats. Large scale renewable and low carbon installations will not normally be supported.

Theme: Employment and Business

Objective: 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.

Businesses in the village are essential in providing employment for the current and next generation and sustaining Kilminster as a place to live. In addition to agriculture and those businesses with very visible premises, there are many service sector businesses within the village, often operating from homes.

Telecommunications: Flexible working practices and the use of the internet for education are essential therefore our policies include:

Policy: 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.

Agriculture: Agricultural practices aligned to governmental environmental requirements, provide employment for future generations and help safeguard / protect the village by maintaining the surrounding countryside. Development proposals which provide additional opportunities for agricultural and forestry employment will be supported. Large scale renewable and low carbon installations will not normally be supported. Our policies do support the conversion of agricultural buildings in the interests of increasing the viability of the farm business but only in support of the farming / agricultural business to which the land is registered. Conversion and reuse, for example to offices, light industrial, storage use or other diversification such as holiday accommodation, are subject to other policies in this Plan, including ensuring the proposals will be of a density, scale and massing appropriate to the character, built-form and setting of the site and its surroundings and the special character of the AONB. Proposals for any other use, including private residential properties, will not be supported.

Leisure and Holiday Industry: The leisure industry, in particular bed and breakfast, Air BnB, holiday lets and the small number of specific holiday units, all provide part time jobs and essential income for some village residents. However, there needs to be a delicate balance between encouraging such tourism-based development, to help improve our local economy, and protecting the quality of the landscape and access to low-cost housing. Our policies are therefore designed to support and maintain current operations and permit limited development, whilst restricting large developments (tourist accommodation sites) which the current infrastructure in Kilminster (particularly roads) is unable to support.

Theme: Countryside and Green Spaces

Objectives:

- To protect and enhance the AONB designated landscapes, rural identity, biodiversity, geodiversity, and wildlife habitats and corridors (including streams).
- To protect and enhance green spaces of value to the community and create a healthy living environment by providing recreational opportunities and sports facilities that encourage community engagement and make physical activity easy to do to promote the health and wellbeing of the community.

The countryside and greenspace theme in the Plan responds to, and helps deliver, objectives which focus on protecting and enhancing the natural environment that we enjoy for its own sake, for its biodiversity and wildlife, landscape and ecology, and help reduce the risks associated with flooding. Kilmington Parish is remarkable in that it is situated in not just one, but two Areas of Outstanding Natural Beauty – the East Devon AONB and the Blackdown Hills AONB. The triangle of land between the East Devon and Blackdown Hills AONB's, around Summerleze farm on the banks of the Yarty, was formerly designated as an 'area of great landscape value'. Thus, all parts of the parish are or have been in one or other major protected landscapes. This indicates that overall, the landscape in which the parish is set and to which it contributes is remarkably highly prized. Our habitats are dominated by "agricultural, improved grassland" of little biodiversity value, although of great importance for the visual character of the area. However, within the parish are several areas of 'priority habitat', important for biodiversity.

The Plan includes a Countryside and Greenspaces assessment which explores further and specifies: Locally Valued Areas of Biodiversity, Geodiversity and Habitat; Locally Valued Landscapes and Local Green Space which provides recreational space for the local community. From that evidence, consultation responses from our neighbourhood plan questionnaire and further work on important landscape areas which form views that we value, we have identified and specified areas of land which should be protected from inappropriate development.

Locally Valued Landscapes and Views

Policy: These areas will be protected for the quality of their landscape and role they play in creating the character of the village and wider parish. Their loss will not normally be supported.

Locally Valued Areas of Biodiversity, Geodiversity and Habitat

Policy: 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.

Hedgerows and Devon banks: While our policy in the Transport and Traffic section seeks to protect hedgerows and Devon banks from adverse changes to access points, our

policies in this section extends protection to hedgerows, verges and Devon banks which play a vital role in acting as green corridors for wildlife and the visual character of the parish.

Trees: Some hedges still host emergent trees, and this should be encouraged for the future to not only maintain the integrity of the landscape but also contribute to minimising soil erosion and flooding and to maintaining biodiversity. Within the village, trees contribute greatly to the landscape and its visual character. For this reason, the parish council intends to undertake a more comprehensive review of tree protection within the parish.

The Village Stream: The stream arises in the woods above Springhead Lane and runs through gardens by Silver Street and down to Jubilee Green where it is the focus of social activities, such as the annual duck race. We have included policies to protect this stream 'corridor' 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.

Flood Risk: Water courses range from seasonal trickles (winterbournes) and field drainage ditches, to permanent streams (e.g. "the village stream"), brooks (e.g. Corry Brook) to rivers and their floodplains on the eastern edge of the parish (River Yarty, River Axe). We are clear that our neighbourhood plan cannot, on its own, prevent flood risk it will be a combination of actions, many outside of that which can be affected through the planning system, which can be carried out to help reduce and manage risk (e.g. agricultural land management). However, there is the opportunity in our Plan to introduce a policy to reinforce the need for measures to be considered through development proposals which play a critical role in the prevention of and mitigation of flooding. We have included a policy that seeks to ensure that new development does not exacerbate surface water flooding events as a result of new development increasing run-off.

Local Green Spaces: Through national planning policy, we have an opportunity to designate our important local green spaces in order to protect them. Through local consultation, the neighbourhood plan questionnaire and gathering evidence on the nature, use of and quality of important local spaces, we have identified eight areas the Plan will designate as Local Green Spaces. The policy states:

Policy: Our locally valued green spaces are designated as Local Green Space and development will not normally be supported unless it is to enhance their function. These areas will be protected for their local environmental, heritage and/or recreational value.

Kilmington's Local Green Spaces are:

i) St Giles Churchyard ii) St
Giles Cemetery iii) Village
Recreation Field iv) Village
Green

v) Jubilee Green vi) The
Common vii) The
Allotments viii) New Inn
Garden

Community Action Projects

A number of projects and programmes that are outside the remit of the planning system (and therefore the Neighbourhood Plan) to influence or deliver have been identified through our local consultation and the development of the Plan's Objectives. We have an opportunity to acknowledge and include these in the Plan as 'Community Action Projects'. These actions would

typically fall to the Parish Council or the community, or partners such as local authorities or statutory agencies to lead.

We have already specified some key transport action projects earlier in the previous 'Getting Around: Transport and Traffic' section.

Other projects included for Community Action investigation and action are:

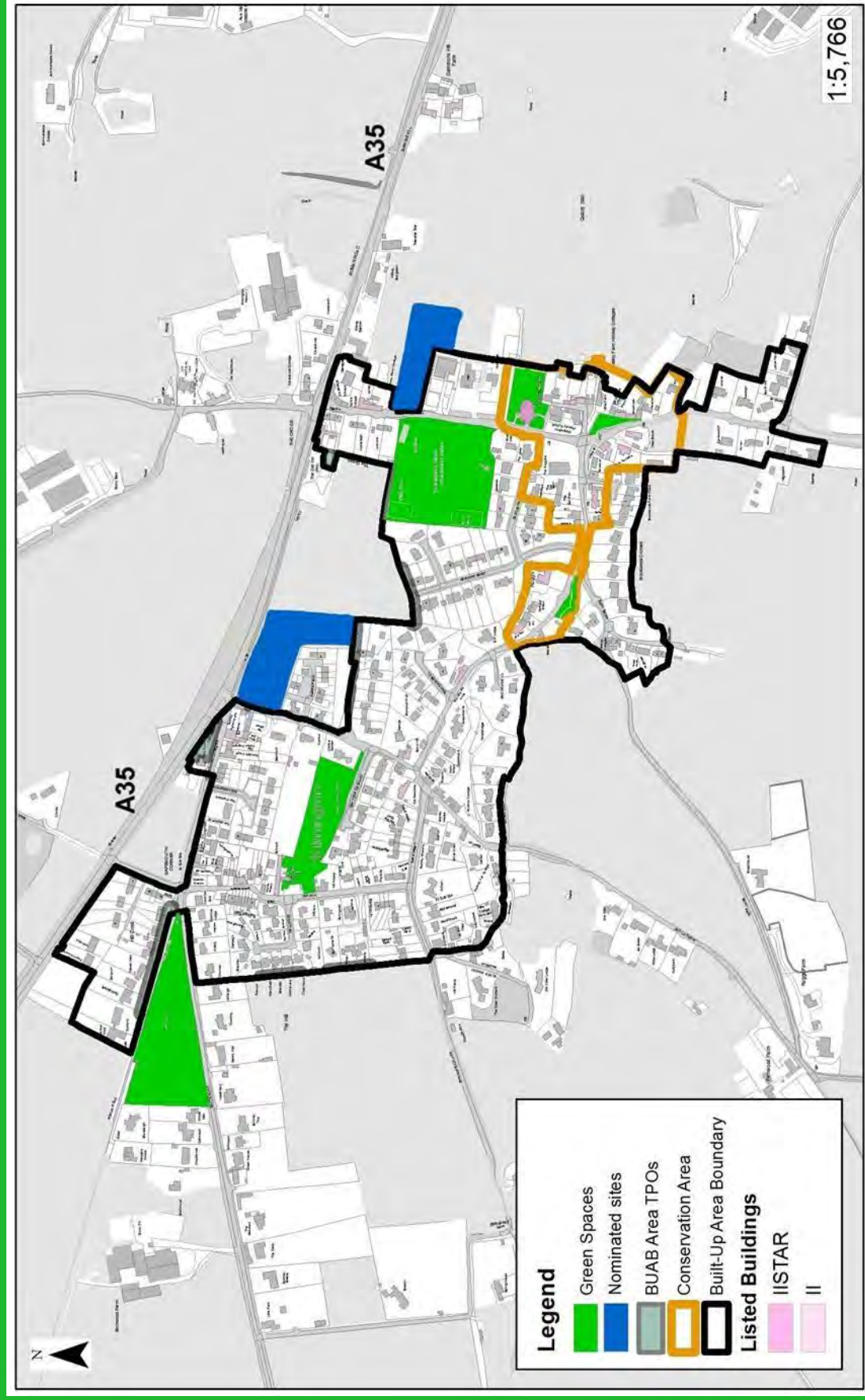
- Creating a Community Land Trust to maintain self-build housing in the long-term to provide a solution to the local housing need.
- The possible registration of 'Assets of Community Value': Village Hall, St Giles Church, School, Recreation Ground and The New Inn.
- Changing the public bus route via Shute Road & The Hill to provide access to the east bound public bus to Axminster without the necessity to cross the A35.
- Creating an attractive 'green corridor' along the A35 through the village following DCC's 'Life on the Verge' strategy. This will provide environmental benefits.
- Developing a hedge and tree green buffer between the A35 and the village (The Hill junction to The Old Inn) to reduce the highway's impact on the village especially health and social benefits. It would also make the drive along this main tourist route through the ANOB more attractive (see housing allocations and transport section).
- Creating a new footpath routed through the centre of the village from The Hill residential area to the centre of the village amenities around Whitford Road (see Theme: Getting Around: Transport and Traffic - Protecting the Footpath, Bridleway and Cyclepath Network).
- Through further consultation with residents and EDDC, the possibility and benefits of adding two additional Conservation Areas on Silver Street and part of The Hill/part of Shute Road.
- Establishing a community orchard.

We welcome your comments

We are publishing the proposed Kilmington Neighbourhood Plan as part of the formal consultation process before it is submitted to EDDC for independent examination. We welcome all your comments. However, we suggest reading the full Plan will give you further clarification before providing us with feedback.

A comments form is available on the website with copies in the phone box library. Using this form will help us to efficiently review your comments. Any feedback received by the end of the consultation period 28th February 2021 will be considered by the neighbourhood planning team. A planning judgement will be taken and a decision will be made over whether or not to amend the Plan in response to each representation. Please send all your comments to the Clerk to the Parish Council, Tower View Fruit Farm, Offwell, EX14 9RW np@kilmingtonvillage.com
Kilmington Parish Council

A map of the central residential area of Kilmington showing the Built Up Area Boundary (BUAB) and the nominated sites for possible future housing development.



Kilmington Neighbourhood Plan Regulation 14 Responses

This table lists in order of NP section all the written responses received. Each has a reference number which refers to the contributor R=Resident; LO=Land Owner; Stat=Statutory Recipient.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		General Comments	
R1	General	Many thanks for all the hard work that has gone into the plan to date, good luck with the next steps.	Thanks for work done. No Change Required
R6	General	No particular comments. All seems reasonable and flexible enough to enable the P.C.to respond appropriately at the time. Multiple use of terms which overlap and can confuse: village; community; Parish; neighbourhood; BUAB.	Supports NP content. Change: We will check use of terms and improve clarity where possible.
R8	General	A great deal of work has gone into producing such a plan. I hope the team gets the thanks they deserve from the village community.	Thanks for work done. No Change Required
R9	General	I thought the whole plan was very well presented, comments on the following sections: <i>(comments from R9 are featured in each of the relevant NP sections that follow)</i>	Liked presentation. Detailed comment in following sections.
R12	General	Congratulations! I am full of admiration for the excellent work and its conclusions that has gone into the production of the Kilmington neighbourhood plan.	Praise for NP work and conclusions. No Change Required
R14	General	This is a well-produced Neighbourhood Plan	Comments NP is well produced. No Change Required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		Summary.	
R17	General	I think there is a big basic problem with EDDC regarding the neighbourhood plan and countryside plan in the parish. I would like to get value for my rates. I am against misuse of natural resources.	No comment is made by the respondent on the policy content of the Plan. No Change Required.
Stat 6	General	The Devon Countryside Access Forum (DCAF) Copies of the DCAF position statements on Neighbourhood Plans and Disability Access are attached to inform development of the Plan.	Contents are noted. Changes made: Improvements included where appropriate and possible.
Stat 4	General	National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four	Contents noted. No Change Required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website below. • www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/ • Please also see attached information outlining guidance on development close to National Grid infrastructure.	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		• Distribution Networks • Information regarding the electricity distribution network is available at the website below: • www.energynetworks.org.uk • Information regarding the gas distribution network is available by contacting: • plantprotection@cadentgas.com Further Advice Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets. We would be grateful if you could add our details shown below to your consultation database, if not already included:	
Stat 7	General	The Coal Authority Thank you for consulting on the above. Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.	No comment is made by the respondent on the policy content of the Plan. No Change Required.
LO1	General	N.b. It would be useful if the paragraphs in the	Asks for numbered paragraphs:

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		draft NP were numbered. This would make it easier to reference the contents within it.	We will improve referencing where possible.
LO2	General	Many thanks for your hard work in preparing the Kilmington neighbourhood plan. Just to get this far is no inconsiderable achievement. Congratulations! We would like to comment on the plan as well as Land off Whitford Road - North of 'The Beacon'. We agree with the tone and spirit of the plan and we certainly recognise the strengths of Kilmington as being a friendly place to live with good social cohesion, a caring approach to fellow villagers and a tradition of caring for the vulnerable.	General support for the 'tone and spirit' of the NP. Detailed comments from this respondent are given in each of the following sections. No Change Required.
LO3	General	N.b. it would be useful if the paragraphs in the draft NP were numbered. This would make it easier to reference the contents within it.	Asks for numbered paragraphs: We will improve referencing where possible.
LO4	General	N.b. it would be useful if the paragraphs in the draft NP were numbered. This would make it easier to reference the contents within it.	Asks for numbered paragraphs: We will improve referencing where possible.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		3. Housing and Development	
R1	Housing and Development	While we recognise that the village needs areas for additional residential housing to expand into we do not believe the highlighted area off Whitford Road would be ideal (as the plan outlines). Our reasons for this are: . In order to access the site and achieve acceptable sight lines along Whitford Road the existing Devon bank would need to be removed, and even then, possibly this wouldn't be enough. Removal of the bank is against the issues raised in the 'Hedgerows and Devon banks' section and access to this road can be difficult due to traffic volume and speed (see later). . The area is a 'greenfield' site, currently used for agriculture and is often inhabited with deer and other wild animals, again going against the plan to use 'brownfield sites' or encouraging and supporting the local economy including the agriculture industry. . This site is far away from the heart of the village and although adjacent to the churches and cricket pitch / play park it is open and exposed, possibly not ideal for the elderly. . Pedestrian safety along Whitford Road is often precarious (see comments later under 'transport and traffic' section).	Policy HD4: Objects to the allocated Land off Whitford Road for development. Reasoning in the NP states why, in responding to residents needs and comments, the NP Committee believes this is the most suitable site. Action taken and changes made: A further detailed Landscape assessment of the sites has been carried out by EDDC and the methodology and conclusions have been agreed as satisfactory with Natural England. A range of mitigation measures have been identified and included in the plan to reduce the landscape and visual impact of the proposed developments as follows: - Appropriate design of housing, limited to two storeys, use of appropriate materials, avoiding conspicuous gables and large window openings particularly to elevations facing open countryside. - route utility and other service infrastructure underground, including existing infrastructure if technically feasible; - provide a 10m set-back from Whitford Road and consider 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; - retain and enhance biodiversity and habitat on the site, including reinforcing the existing northern boundary through new planting and installing a minimum of one integral nesting brick or bird box into each new build residential unit. Wherever possible and practicable, this minimum requirement should be exceeded through other

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			appropriate measures including, but not limited to, external nest cups for house martins and swallows; - consider advance planting where possible. Road safety is a concern. Agreed, hence our desire to reduce the speed limit to 20mph and the inclusion in the NP of the Community Action Projects.
R6	Housing and Development	The map used as the base is dated and whilst it appears to identify new buildings it fails to include most house extensions in our area and probably elsewhere. This could give a misleading impression of the BUAB.	Maps should show extensions. We will include the latest maps and show extensions if available, to minimise any misleading areas.
R8	Housing and Development Page 25 paragraph 1	It is good to see an extra layer of local requirements has been added, to help ensure in the future regulations are in place to avoid developing infill sites. Paragraph 2 important that the plan states it cannot support the development in large gardens, back land development. Page 31 the map very explicit, easy to read. The reasoning is behind the land of George Lane being used to allocate more housing, together with: Page 35 of the land north of the Beacon, make a good proposal for the future Home builds. Within these ideas, the footpath idea is a very sound idea.	Approves of NP Policy HD2 to control 'infill sites'. Supports reasoning for the location of the two development sites: HD3 & HD4. Supports the new footpath proposal.3.6.2 Community Action Project. No Changes Required

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
R9	Housing and development	The proposed future development areas seem ideal for gradual growth within the village.	Supports the location of the two development sites: HD3 & HD4. No Change Required
R10	Housing and development	George Lane + Whitford Rd. all sounds good, important for all buildings to be energy efficient, using current technologies and renewables. To ensure and maintain continuing populations of house martins and swifts by installing swift bricks and house Martin boxes to all new builds. www.swift-conservation.org That all new and existing hedges should have a management plan written into the development plan. An example of a good, well maintained hedge has been established around the Beacon. NB we have an allotment and from it a regular supply of oak saplings from the ancient oak corridor surrounding the site. These could be used in establishing/maintaining hedgerows in the village whilst keeping the provenance local.	Supports the location of the two development sites: HD3 & HD4. Energy efficient housing is already specified. Changes made: The installation of nest bricks or boxes to new builds has been added. New and existing hedges should have a management plan. A further detailed Landscape assessment of the sites has been carried out by EDDC and the methodology and conclusions have been agreed as satisfactory with Natural England. Changes made to policies: - minimise 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; - consider some orchard planting on the site; - consider advance planting where possible; - provide a management plan for the ongoing care and maintenance of trees and hedgerows on the site; - retain and enhance biodiversity and habitat on the site, including installing a minimum of one integral nesting brick or bird box into each new build residential unit. Wherever possible and practicable, this minimum requirement should be exceeded through other appropriate measures including, but not limited

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			to, external nest cups for house martins and swallows; - provide a 10m set-back from Whitford Road and consider orchard planting in this area between Whitford Road and the proposed building line.
R11	Housing and Development	With a dagger held at its heart Kilminster Parish Council has produced a plan giving two areas outside the BUAB for housing development, approximately 24 houses increasing the population from about 800 to 840 a 5% increase. At least another 35 cars on and narrow roads half of the gardens tarmac over for the cars. I suggest the two areas should instead be planted with deciduous native trees (not ash of course because of the sad and terrible ash dieback). This would help Devon reach carbon neutral by 2030 rather than the opposite. My reasons for this: Devon population 1951 census 800,000 present population over 1.2 million an increase of over 50% England population 1951 41.1 million; present 56 million. Devon is now experiencing what Lancs and West Riding Yorks did during the 19th century and Kent, Surrey, Middlesex did in the mid-20th century. As a boy in the mid 1940s I cycled from Colyton or went by bus to school in Seaton. About 3/4 years ago someone took me around modern Seaton and I was it was	Objection to two new developments outside of the BUAB. Reasoning in the NP states why, in responding to residents needs and comments, the NP Committee believes additional housing is necessary and why the two sites selected are considered the most suitable. A further detailed Landscape assessment of the sites has been carried out by EDDC and the methodology and conclusions have been agreed as satisfactory with Natural England. Changes made: A range of mitigation measures have been identified and included in the plan to reduce the landscape impact of the proposed developments as follows: - Appropriate design of housing, limited to two storeys, avoiding conspicuous gables and large window openings particularly to elevations facing open countryside. Appropriate materials, particularly stone elevations to properties on Site HD3 adjacent A35 and George Lane with slate roofs. Follow guidance in Blackdown Hills AONB Design Guide for Houses. Site HD3 will retain a 10m buffer adjacent to the northern boundary with the A35 clear of development.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		such a surprise, it seem to have almost doubled in size since the 40s Axminster and Honiton are steadily growing and a new town Cranberry? 14,000 is being developed with a station somewhere in Whimple. Devon is substantially a farming and holidaying area. It doesn't need a new town. I'm just leaving Devon to look at the world practically all European courting couples on average are having less than two children so the population will steadily decrease. Italy and Germany are at the forefront of this. Italy also includes Russia and being part of Europe it will be happening here UK. Japan is already South Korea also has this. The terrifying thing is that large areas of Asia and all Africa and South America have rapidly increase populations. It looks as though the world population will reach 10 billion before the end of the century and that CO2 levels at Mauna Loa Hawaii present 417.31 ppm will reach 550 ppm resulting in soaring world temperatures and? Back to Devon I can see exactly why KPC have made their suggestion otherwise something worse would be imposed upon them. Devon is such a beautiful county and I have been lucky to have spent more of my life here than in any other County.	Site HD4 will provide a 10m set-back from Whitford Road and consider orchard planting in this area between Whitford Road and the proposed building line. On both sites: - minimise 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; - consider some orchard planting on the site; - consider advance planting where possible; - provide a management plan for the ongoing care and maintenance of trees and hedgerows on the site; - retain and enhance biodiversity and habitat on the site, including installing a minimum of one integral nesting brick or bird box into each new build residential unit. 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;

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		I always love to say what I think and believe on the environment. Perhaps some trees could be planted somewhere in Kilmington.	
R2	Housing and development	I have just been reading through the draft Kilmington Neighbourhood Plan Summary. I notice that in all the plans which sound lovely, it doesn't appear that the needs of disabled people have been considered. The needs of the elderly have been considered and there are plans for accommodation for the elderly to be built near the Beacon. There are plans for young families to build affordable homes but what about the single people and those who are disabled, I refer to those of working age or is the village not for these people? In proposing to build new homes, please consider the needs of those I have identified. Working age disabled people need spacious ground floor accommodation, so they can use a wheelchair indoors if needed, and single people while not necessarily requiring a family-sized home (although ones in Dares Field are tiny for families, I have seen inside), they still need space to entertain some friends and some like gardens or balcony's.	Support for the plan but would like to see specific inclusion of design features for the disabled in new build housing. Changes made: Policy HD4 states that 'dwellings should meet accessible and adaptable standards set out in the Building Regulations and also be suitable for wheelchair users'. Therefore they will be suitable for and available to people with disabilities and reference is now made to this.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
R13	Housing and Development Housing for the elderly (page 6)	I most strongly object to the development of 6 to 10 smaller bungalows being built on farmland north of The Beacon (behind the Baptist church). To any kind of development here. There are several reasons: Firstly, this would look hideous and not in keeping with the beautiful village at all. The stunning view from nearby properties would be totally ruined. The field is mainly used by livestock – sheep/lambs all year round. Plenty of wildlife use this field including and not limited to – harvest mice, rabbits, slow worms, butterflies, various varieties of birds including pheasants and grouse. Last year I spotted a couple of young deer which were close to the farm gate. Housing development would ruin their natural habitat. Too much beautiful land is being developed on as it is. It is an absolute joy for people to open their curtains and see this gorgeous view, for passers-by to view this lovely area, they moved here for this reason, please do not spoil this! Secondly, there is more than enough traffic along Whitford Road as it is without adding anymore. Vehicles travel too fast especially large lorries and cars, there are no footpaths,	Policy HD4: Objects to the allocated Land off Whitford Road for development. Reasoning in the NP states why, in responding to residents needs and comments, the NP Committee believes additional housing is necessary and why this is one of two most suitable sites. Action taken and changes made: A further detailed Landscape assessment of the sites has been carried out by EDDC and the methodology and conclusions have been agreed as satisfactory with Natural England. A range of mitigation measures have been identified and included in the plan to reduce the landscape and visual impact of the proposed developments as follows: - Appropriate design of housing, limited to two storeys, use of appropriate materials, avoiding conspicuous gables and large window openings particularly to elevations facing open countryside. - route utility and other service infrastructure underground, including existing infrastructure if technically feasible; - provide a 10m set-back from Whitford Road and consider 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; - retain and enhance biodiversity and habitat on the site, including reinforcing the existing northern boundary through new planting and installing a minimum of one integral nesting brick or bird box into each new build residential unit. Wherever possible and practicable, this minimum requirement should be exceeded through other

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		there is no street lighting. There are a number of large heavy goods vehicles that pass along this road daily. Cars park along the sides of the road even though there are two car parks. Far too dangerous for the elderly as well as current village residents, especially for school children and their parents/carers. For the elderly to shop, nearest is Millers, they would have to cross the A35, an incredibly dangerous road due to much speeding, no traffic lights at Whitford Road/A35 junction or pedestrian crossing – which I hasten to add, is desperately needed. Initially, at least to reduce the speed limit to 30 mph between junction at The Hill and The Pit Stop cafeteria. Speed limit along whole of Whitford Road to be reduced to 20 mph, from A35 to far end in Whitford. Thirdly, as mentioned previously, people living next to and opposite are living there for the beautiful view and feeling part of an amazing country rural village. Development could see these people have no choice but to sadly move. Is this what is wanted? I do not think so. I would not stay here. Lastly, it would add increased noise, at times when less traffic of a morning, evening and	appropriate measures including, but not limited to, external nest cups for house martins and swallows; - consider advance planting where possible; Road safety is a concern. Agreed, hence our desire to reduce the speed limit to 20mph within the residential area, which includes Whitford Road. We have included this in the NP as a Community Action Project. Any new housing (Policy HD4) will have off road parking to avoid additional parking along Whitford Road.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		weekends, it is peaceful. Adding more dwellings would greatly increase noise levels, more pollution, adding to extra village carbon footprints. I can understand wanting to provide such a development, but not here. Does the village really need to expand? It is picturesque as it is, a further 3 houses for low cost and affordable housing <i>possibly</i> on the outskirts of the village next to the A35 between The Hill and The Old Inn, but nowhere else in the village.	
R5	Housing and Development	There is a lack of supply of smaller dwellings, as in many areas lots of these smaller properties have been purchased as second homes or by people moving in from other areas. It was extremely disappointing that the last development of “affordable housing” was all for rental with no opportunity to purchase. I know of several young couples in the village who have been forced to buy elsewhere, mainly in Axminster. “Low-cost” housing would be a good compromise, with priority given to local residents and perhaps especially “key workers”. I would certainly like to be considered for such housing having lived in the	Asks for more smaller ‘low cost’ new builds available to local people for purchase, possibly shared ownership. Policy HD3 plans to deliver a mix of dwelling types and sizes which meet demonstrable up-to-date local needs to help maintain a balanced and thriving local community, and particularly designed to accommodate the needs of younger generations and families. 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; At least 50% ‘affordable’ housing (a mix of low cost, shared ownership, and subsidised rent)’ No changes required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		village for 16 years and working as a key worker locally. I would be unable to secure a large enough mortgage for a “market price” property in the village despite having a deposit and a moderate income. The focus of this housing should be sustainability environmentally friendly, low cost to maintain etc. As a key worker locally, I would be unable to secure a large enough mortgage for a “market price” property in the village despite having a deposit and a moderate income. The focus of this housing should be sustainability environmentally friendly, low cost to maintain et cetera. I am very concerned that there might be a small but powerful demographic within the village who are very anti any new developments. In particular there seems to be people who have moved from more densely populated areas. I can understand their concerns and fears around any new housing. It is important to distinguish between low-cost/shared ownership for locals and social housing which may not necessarily be given to locals. It is my understanding that there are already a number of social housing (magna	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		etc) properties within the village but there are absolutely no shared ownership properties. It would be a huge shame if this plan is simply a repeat of the last which resulted in very few benefits for villages, in particular younger residents. Please could you confirm how to register for new housing in the village many thanks.	
R14	Housing and development	The 2 proposed sites would be good for new builds. As one of the Senior Citizens I would welcome the proposal for bungalows for the elderly, enabling us to downsize and make larger properties with large gardens available to families, then we would not be obliged to move out of the village.	Support for HD3 & HD4 sites and specific housing for the elderly. No changes required.
R17	Housing and development	Georges field is part of the ANOB that surrounds this village and was not in the village plans for local development. It a greenfield site too.	Objection to selection of site HD3. Reasoning in the NP states why, in responding to residents needs and comments, the NP Committee believes additional housing is necessary and why this is one of two most suitable sites. A further detailed Landscape assessment of the sites has been carried out by EDDC and the methodology and conclusions have been agreed as satisfactory with Natural England. Changes made: A range of mitigation measures have been identified and included in the plan to reduce the landscape impact of the proposed developments as follows:

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			Appropriate design of housing: - follow the guidance in the Blackdown Hills AONB Design Guide for Houses and the requirements set out in the Kilminster Village Design Statement; - use appropriate materials, particularly stone elevations to properties adjacent to A35 and George Lane with slate roofs; and, avoid conspicuous gables and large window openings particularly to elevations facing open countryside. - retain a 10m buffer adjacent to the northern boundary with the A35 clear of development. - minimise 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; - consider some orchard planting on the site; - consider advance planting where possible; - provide a management plan for the ongoing care and maintenance of trees and hedgerows on the site; - retain and enhance biodiversity and habitat on the site, including installing a minimum of one integral nesting brick or bird box into each new build residential unit. 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;
Stat 2	Housing and Development	Highways England notes that the adopted East Devon Local Plan does not require Kilminster Village to allocate sites for housing, although	The Land Registry confirms the land identified in Policy HD3 is in private ownership and not that of Highways England.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		the draft Plan identifies two sites as previously considered through the East Devon District Council Strategic Housing Land Availability Assessment (SHLAA). Of these, the site at 'Land off George Lane (adjacent to Dares Field)' as identified under draft Policy HD3 2.ii, makes provision for a 10 metre buffer adjacent to the A35 which is proposed to be landscaped and planted. Based on the illustrative plan on p.32 of the draft document the proposed buffer appears to include land within Highways England ownership, and we wish to make clear that any buffers, noise fences, screening and other structures must be erected on the developers land, and far enough within the developers land to enable maintenance to take place without any encroachment onto highway land, in accordance with paragraph A1, Annex A of DfT Circular 02/2013 "The Strategic Road Network and the Delivery of Sustainable Development". These comments do not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.	Other points are noted and will be complied with under detailed planning requirements if/when HS3 is implemented. No changes required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
R14	Housing and Development	I am concerned about the access for the possible George Lane development. As a resident of this field I have first-hand experience of the road there. There are a number of issues with this road: - as it is a block and not tarmac it gets very slippery when there is ice and snow and quite dangerous. – There are no pavements and any increase in traffic could be a danger to residents – all public spaces and the road is at the same level, no curbs, children are often playing out in the close and run everywhere, including the roads as there are no defined curbs. – There is a sharp 90° bend into the possible access road and even now, I have seen a close call with two vehicles on the road end. – Residents and visitors need to park on the roads here. Increase traffic would be a danger to the children in the close as they often run about in the roads. – I can see any increase in traffic in George Lane a problem. It is a very narrow road and some cars go way too fast. There are often accidents on the main road (A35) when cars are turning off towards	Concern about safe access to the HD3 site if it is through George Lane: At this time access has been discussed but it cannot be finalised. We will endeavour to gain safe access in a way that will minimise the impact in both the existing Dares Field site and on George Lane. The preferred access is direct off the A35 using the existing agricultural entrance. A development brief will be prepared for the site. No changes required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		George Lane. It is also a very dangerous junction when exiting George Lane as cars from the Axminster direction turn left and go up Shute Road without slowing down. I have had several near misses as you cannot see very far to the right.	
R16	Housing and Development	Page 35 3.3.1.2 I accept that some new building is required, and that the allocated land off George Lane, adjacent to the existing recent Dare's field development, is a reasonable place to put it. The plan makes good provision with this proposed green corridor for the strengthening and enhancement of the boundary with the A35 but appears to eradicate, or seriously damage, the boundary with George Lane. I have two main concerns 1. Access and 2. Timeframe 1. Access - village gateways I am concerned about the damage to the character of the village gateway number eight, war Memorial looking south down George Lane – which includes hedge row. The Dares Field development has already	Concern about disruption and loss of Devon bank from access to the HD3 site if it is through George Lane: At this time access has been discussed but it cannot be finalised. We will endeavour to gain safe access in a way that will minimise the impact in both the existing Dares Field site and on George Lane. The preferred access is direct off the A35 using the existing agricultural entrance. We will do all possible to minimise damage to the existing Devon bank and hedgerows. In addition the NP states we seek to plant additional trees and hedging to act as a buffer to the A35 and also to improve the local environment. Changes made to policies include: - minimise 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; - provide a management plan for the ongoing care and maintenance of trees and hedgerows on the site;

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		necessitated the removal of the large section of George Lane's hedgerow and bank, including at least one mature tree, for the wider entrance and construction of the houses on each side of it and, although some of the bank has been restored on each side of the entrance, only a few metres at the northern end have been replanted and none of it is in line with the original hedge. I suspect that any access to the planned adjacent development will further damage what is left of the hedgerow which is part of the gateway and the character of George Lane. Policy TT1 page 60 protecting Devon banks, hedgerows and trees from new and widened access points Retain and enhance boundary features. Policy HD3 gives no indication of any access to the building site for construction traffic and subsequently to the new houses, but it would either have to be a existing entrance, or be new opening on George Lane which would abolish the section of hedgerow shown in the village gateway number eight picture, together with some mature trees in it. This is not in accordance with other stated aims in the plan. 2. Timeframe the existing Dare's Field	At this time access has been discussed but it cannot be finalised. We will endeavour to gain safe access in a way that will minimise the impact in both the existing Dares Field site and on George Lane. The preferred access is direct off the A35 using the existing agricultural entrance, which would minimise disruption during construction.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		development started in 2015 and took about two years of inevitable noise, mess, and construction traffic. It is suggested that the new development would be phased gradually over 10 years. I feel that the prolonged disruption would adversely affect the quality of life of existing George Lane and Dares Field residents, especially if access A is the adopted. Conclusions: 1. If the entrance to the green corridor is suitable, village gateway number eight may be changed but is still attractive. 2. If access A is used there will be intermittent disruption for George Lane residence for at least 10 years. 3. If access P is created there would be loss of the country lane character of George Lane and more Hedgerow would be lost. 4. If a temporary access for the new allocated land is created, re-creation of the hedgerow will be unable to start for at least 10 years and might never happen.	
		3.6 Community Action Projects	Community Action Projects are included in the NP for information but are not Planning issues.
R14	Transport and Travel	Also good if the bus could be re-routed into Shute Road - safer for people to alight there.	Supports re-routing of the bus. Noted further consultation needed to explore the proposal as stated in the KNP. No changes required.
R7	Community	I totally oppose re-routing the public bus route	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
	action projects	via Shute road and The Hill (don't understand the exact route) however some of the roads on this new route are very narrow. There is enough traffic already and the proposal would increase congestion. Quite contrary to the statement in "Getting around: transport and traffic" which mentions "proposals increasing traffic flow through The Hill, The Street and George Lane will not be supported. Also the school bus coming along Hillcrest and turning into Shute Road often nearly hits our house at this crossroads. Also how many people actually cross the road to the bus stop to get into Axminster suspect many of them are elderly and may not be alive many years hence. Could therefore be a bus stop near the War Memorial. I have no objection to a pedestrian crossing across the A35 or some other solution. There is much speeding between Kilminster Cross and beyond the Hillcrest junction. If the police in forced the limit only periodically they would make a fortune! I have no objection to the proposed Conservation Area along Shute Road between Grapemouth and George Lane.	Opposed to re-routing the bus. Noted further consultation needed to explore the proposal as stated in the KNP. No changes required. No objection to A35 Pedestrian crossing: No changes required. No objection to new conservation area along Shute Rd. Further consultation needed to explore the proposal as stated in the KNP. No changes required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		We are very concerned about the triangle plantation, the base of which is at Hillcrest. Before the recent felling of the trees in the middle of the site we had a good buffer from traffic noise from the A35 and also dust. Also we are now much more exposed to the gales and strong winds from the North East and Northwest, the trees having formed a good windbreak. As a result but for our aga and central heating we have become much colder and have to keep the oil fired central heating on all the time, using up much more oil with consequent carbon emissions – bad for the environment. This area should be protected and tree felling discouraged and no building allowed on the land.	Concerned about loss of woodland at Gapemouth Corner. The NP policies seek to retain trees and hedges on this area to act as a buffer to the A35. The site is outside of the BUAB and there are no NP policies to develop this land. No changes required.
R8	Community Action Projects	Page 82 interesting to see that two extra locations could be possible new conservation areas. Whilst the idea is a good one, how would residents within them react? For residents of Silver Street, this would be beneficial, as it should mean that Pit Orchard does not get built on!	Supports possible new conservation areas. Further discussion required as stated in the KNP. No changes required.
R10	Community Action	We would be very keen to pursue the establishing of a community orchard. The area	Supports possible community orchard. Further discussion required as stated in the KNP.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
	Projects	of land between the Cricket Field and the Old Inn would seem ideally placed, it would link well with the Green Buffer area proposal adjacent to Dares Field.	No changes required.
		4. Getting Around: Transport and Traffic	
Stat 2	Travel and Transport	Highways England is responsible for operating, maintaining and improving the strategic road network (SRN), which in this case comprises the A35 trunk road which runs through the Plan Area. It is noted that p.54 of the draft Plan states that the A35 falls within the responsibility of the Devon County Council, this reference should therefore be amended.	Draft NP wrongly states the A35 is maintained by Devon County Council. Changes made: NP has been changed to record the A35 is maintained by Highways England.
R1	Getting Around: Transport and Traffic	Resident: It is great to see the issues with the A35 highlighted in the document. It is so good to have an amenity like the Millers farm shop within the village, but accessing it on foot is dangerous. We believe the document could go further adding in safety concerns with the cross road at this point. Another road that can be particularly unsafe on foot is Whitford Road. With large vehicles accessing the aggregate site and water works as well as school traffic, these contribute to a high volume of traffic along a highway with no	Concerns over A35 and Whitford Road safety: Agreed, hence our desire to reduce the speed limit to 20mph and the inclusion in the NP of the Community Action Projects. However, there is little within the remit of the Neighbourhood Plan that can make direct changes in this area. The Kilminster Parish Council (KPC) is in ongoing discussion with Highways England to try to improve the safety on the A35 through the village. Also with Devon County Council regarding Whitford Rd. The KPC will continue to investigate what can be done to improve safety throughout the village.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		footpath or verge for protection. Often vehicles exceed the existing speed limit and whilst we accept that reducing the village speed limit to 20mph would begin to mitigate this issue, how would this be monitored / enforced? Currently on the village design statement this is being promoted as an important village gateway so we would expect more consideration to it becoming a 'safe' environment, there have been many 'entrance' schemes that have resolved similar issues making villages more pedestrian friendly.	
R9	Transport and traffic.	We fully agree with the proposals to promote speed restrictions and a pedestrian crossing on the A35 close to Kilminster cross.	Supports speed reduction and a crossing on A35. No changes required.
R15	Transport and traffic.	I can see any increase in traffic in George Lane a problem. It is a very narrow road and some cars go way too fast. There are often accidents on the main road (A35) when cars are turning off towards George Lane. It is also a very dangerous junction when exiting George Lane as cars from the Axminster direction turn left and go up Shute Road without slowing down. I have had several near misses as you cannot see very far to the right.	Road safety concerns Shute Rd and George Lane. Noted, however there is little within the remit of the Neighbourhood Plan that can make direct changes in this area. The Kilminster Parish Council (KPC) is in ongoing discussion with Highways England to try to improve the safety on the A35 through the village. Also with Devon County Council to reduce the 30mph speed limit to 20mph. The KPC will continue to investigate what can be done to improve safety throughout the village. We will endeavour to gain access to HD3 in a way that will minimise the danger at the junction of the A35, Shute Road and George Lane. Access direct off the A35 using the existing agricultural entrance will

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			be explored with Highways England. A development brief will be prepared for the site. No change required.
R3	Transport and Traffic	As the owner of property on George Lane I should like to address one particular point arising from the draft plan, with regards to proposed planning for housing development. With reference to P. 60 of the plan 'PolicyTT1: impact on the local highway' point no.2 Proposals which would significantly increase traffic flow on the local road network, particularly The Hill, The Street and George Lane would not be supported' - I would be interested to know where the extra traffic arising from the development on land adjacent to Dare's Field is going to access in and out of the development? Since the development of Dares Field with the entrance directly opposite our driveway, there has obviously been increased traffic flow along the narrow lane. I would hope that the new proposed site access would not be via the same entrance. By the wording of Policy TT1 above, it should not be supported ? Also, as my stone wall boundary onto George Lane has been directly affected by the extra traffic and construction of Dare's Field, I would be concerned by increased traffic flow in that	Concern about access to the HD3 site if it is through George Lane: At this time access has been discussed but it cannot be finalised. We will endeavour to gain safe access to HD3 in a way that will minimise the impact in the existing Dares Field site on George Lane and the danger at the Shute Road and George Lane junction of the A35. Preferred access would be direct off the A35 using the existing agricultural entrance into the site, which will be discussed with Highways England. A development brief will be prepared for the site. No change required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		part of the lane.	
Stat 1	Transport and Traffic	Network Rail Thank you for consulting us on Kilmington Village Neighbourhood Development Plan. This email forms the basis of our response. Network Rail is a statutory undertaker responsible for maintaining and operating the country's railway infrastructure and associated estate. Network Rail owns, operates, maintains and develops the main rail network. This includes the railway tracks, stations, signalling systems, bridges, tunnels, level crossings and viaducts. The preparation of development plan policy is important in relation to the protection and enhancement of Network Rail's infrastructure. As Network Rail is a publicly funded organisation with a regulated remit it would not be reasonable to require Network Rail to fund rail improvements necessitated by commercial development. It is therefore appropriate to require developer contributions to fund such improvements. The Basingstoke and Exeter Line (BAE) runs through the south of the plan area.	Network Rail asks for an opportunity to comment on any future planning policy documents. KPC agrees to keep Network Rail informed. No change required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		We would appreciate the Council's providing Network Rail with an opportunity to comment on any future planning policy documents. We look forward to continuing to work with you to maintain consistency between local and rail network planning strategy. We trust these comments will be considered in your preparation of the forthcoming Plan documents.	
R17	Transport and Travel	No pavement up Shute road. No pavement George lane. All something which should have been addressed years ago with the affordable home development Dares Field.	Lack of pavements on Shute Rd and George Lane. Noted, but these roads are not wide enough for pavements. We will endeavour to gain access to HD3 in a way that will minimise the danger at the junction of the A35, Shute Road and George Lane. Preferred access would be direct off the A35 using the existing agricultural entrance into the site, which will be discussed with Highways England. Policy TT4 refers to two possible new footpaths which could offer pedestrians some alternative routing. No change required.
R4	Transport and Traffic	This concerned the Transport and Traffic section of the proposal. We were pleased to see that the preference regarding George Lane was not to support proposals that included extra traffic in this area. George Lane is just that, a narrow Lane	Concern about access to the HD3 site if it is through George Lane: At this time access has been discussed but it cannot be finalised. We will endeavour to gain safe access to HD3 in a way that will minimise the impact in the existing Dares Field site, on George Lane and the danger at the junction of the A35, Shute Road and George

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		which also has a fairly high pedestrian traffic. With the building of Dares Field there has already been an increase in cars, large vans and people. There is no pedestrian footpath in George Lane as is true for most of the village. The junction with Shute and the A35 is a dangerous junction partly because of the speed of the traffic coming off the A35 and taking the Shute Road exit. There is also an increase in traffic waiting to turn right onto the A35 at this tiny junction.	Lane. Preferred access would be direct off the A35 using the existing agricultural entrance into the site, which will be discussed with Highways England. A development brief will be prepared for the site. No change required.
R5	Access Footpaths, Etc.	Planned cycle path needs to be done properly, free from livestock and well maintained. The cycle path linking Kilmington to the bottom of Gammons Hill is often littered with livestock and therefore muddy. It is also often inaccessible due to flooding. The pavement alternative, running down the A35, is very dangerous: it is too narrow to be safely used by both pedestrians and cyclists and again is very poorly maintained. A path through Millers and Summerleaze Animal Park would be a much safer and more easily accessible route.	Cycle path solid construction and maintenance Noted and solid construction with a maintenance plan will be ensured for any new paths. No changes required.
R8	Access Footpaths	Page 31 the map very explicit, easy to read. The reasoning is behind the land of George Lane being used to allocate more housing, together with: Page 35 of the land north of the	Supports reasoning for the location of the two development sites: HD3 & HD4.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		beacon, make a good proposal for the future Home builds. Within these ideas, the footpath idea is a very sound idea.	Supports the new footpath proposal. 3.6.2 Community Action Project. No Change Required
R12	Access Footpaths, Etc. page 62 policy 4.2	Following a car accident in 2011, I have not had a car for nearly 10 years and walk a lot around the village so I know what I'm writing about! Many times over the past few years I have mentioned to individual parish councillors how useful it would be to have a footpath between Meadowbank and the bus stops on the A35. At my normal working walking pace (being elderly) I reckon it would cut about 10 minutes of each journey and 10 minutes saving is precious to a pedestrian. I do not know if this suggestion has ever been formally considered by the Parish Council. Such an innovation seems to fit well in the Kilmington Neighbourhood Plan's published priorities. It would not interfere with any existing residential properties and would be welcomed by many pedestrians living to the west of the junction of Meadowbank with the street as well as those of the Meadowbank and Eastleigh Close estate. Please give this	Requests a new footpath from Meadowbank The new footpath will be routed to include a link to Meadowbank to provide additional access for residents. No Change Required

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		proposal serious consideration.	
Stat 6	Access Footpaths, Etc. Page 61 Figure 10:	Devon Countryside Access Forum A Map showing Public Rights of Way within Kilmington Parish: The map of Public Rights of Way is very useful. It would be helpful to show the on and off road sections of the National Cycle Network 2 route.	Add National Cycle Network 2 to map. Change made: National Cycle Network 2 route has been added to the map.
R2	Access Footpaths, etc.	Furthermore, when considering footpaths etc... review so that they are level that is without a camber, smooth and unlikely to have debris from foliage or mud strewn the path, fill in pot holes, cracks and apply smooth tarmac, keep verges clear so that people walking along the road can keep to the side without getting filthy. There is a section of The Street by the green which is very difficult to navigate in a wheelchair due to its unevenness. In the same manner, so is the footpath from Whitford Road to Georges Lane and the car park entrance outside the Old Inn on the A35 is an accident waiting to happen for all users. I expect those who have children needing a pushchair find the roads and paths just as difficult as those in wheelchairs.	Improved footpath construction and maintenance required. Noted and solid construction with a maintenance plan will be ensured for any new paths. Comments noted and KPC will also discuss outside of the NP at KPC meeting.
R14	Transport and Travel	This is quite a pressing issue, especially on the Main A35 - it would be good to have a crossing	Road Safety concerns: Noted we will continue to discuss safety with Highways England.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		down by the Crossroads.	No Change Required
R17	Travel and Transport	I would like to comment on the A35 which bisects our Parish and prevents safe pedestrian access to the North/South.	Road Safety concerns: Noted we will continue to discuss safety with Highways England. No Change Required
R17	Transport and travel	The War memorial multi junction multiway triangle/roundabout is also particularly dangerous. A35 /George lane/Shute road. Blind spot A35 deceleration lane for Shute road George lane. There are a conglomerate of 10 road signs some double. School run bus stop on the corner of the Memorial. Cars parked opposite.	Road Safety concerns: Noted we will continue to discuss safety with Highways England and Devon County Council. We will endeavour to gain safe access to HD3 in a way that will minimise the impact on George Lane and the danger at the junction of the A35, Shute Road and George Lane. Preferred access would be direct off the A35 using the existing agricultural entrance into the site, which will be discussed with Highways England. No Change Required
		5. Employment and Business	
R14	Telecoms	There is a need to see Fibre Broadband available especially to help local businesses	Improved telecoms required: Change made: Wherever practical, all new residential, educational and business premises will be required to make provision for the latest high-speed internet and mobile connectivity. Community action project added Investigate improving Telecommunications, particularly faster Broadband Connection, to support Local Businesses.
		6. Heritage and Design	
Stat 3	Housing and Development	Historic England Thank you for your Regulation 14 consultation on the Pre-Submission version of the	Request for a review of site allocations in HD3 & HD4 using the guidance provided.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
	Heritage and Design	Kilmington Neighbourhood Plan. From our records it would seem that this is our first involvement in the preparation of this Plan and we welcome the opportunity to advise on its emerging contents. The focus of our attention when considering such Plans is where it is proposed to allocate sites for development. These have the most potential to affect the significance of heritage assets and so we look to see that the Plan's evidence base has adequately considered what impact proposed site allocations might have to inform the appropriateness of their selection and for demonstration that sufficient conformity exists with overarching policy in the National Planning Policy Framework (NPPF) and Local Plan for the protection and enhancement of the historic environment. We note that the Kilmington Plan proposes to allocate sites for housing development in policies HD3 and HD4. These selections are informed by previous SHLAA activity undertaken to inform the Local Plan. However, the level and depth of investigation carried out in SHLAA preparation can be insufficient to adequately inform site	Comments and guidance is noted. A further Heritage assessment of the sites has been carried out by EDDC and the conclusions have been agreed as satisfactory with Historic England. Changes made: A range of mitigation measures have now been identified and included in the plan to reduce the landscape and visual impact of the proposed developments. In this section, for ease of reference, these additions and changes to Policies are shown in red: Policy HD1: Community Engagement 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. Policy HD3: Land off George Lane (adjacent to Dares Field) 3.vi) consider within the layout of the overall scheme, the opportunity to set built development back into the site from the northern boundary as far as is practically possible; vii) minimise 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; x) consider some orchard planting on the site; xi) consider advance planting where possible;

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		allocations from a heritage perspective; generally, the more detailed and specific the nature of the site allocations the more detailed and specific the associated heritage evidence needs to be. For this reason we have produced guidance on such themes as Site Allocations, and the Setting of Heritage Assets, to help those preparing Plans ensure that their methodology is best able to discharge the statutory requirements of the NPPF. In addition, we have prepared guidance on Strategic Environmental Assessments (SEAs), which is useful as where Plans wish to allocate sites a full SEA may be required, and on Neighbourhood Plans. All this guidance can be accessed on our website via the following links: https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/ https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/ https://historicengland.org.uk/images-	xii) provide a management plan for the ongoing care and maintenance of trees and hedgerows on the site; 4. The dwellings should: i) be limited to two storeys; iii) follow the guidance in the Blackdown Hills AONB Design Guide for Houses and the requirements set out in the Kilminster Village Design Statement; iv) use appropriate materials, particularly stone elevations to properties adjacent to A35 and George Lane with slate roofs; and, v) avoid conspicuous gables and large window openings particularly to elevations facing open countryside. Policy HD4: Land off Whitford Road (north of The Beacon) 2. Proposers of development should engage with the local community and Parish Council, prior to submission of a planning application to the local planning authority, to ensure that proposals take into account both this plan's aims and objectives and the views of the local community; 3. A development brief will be prepared for the site and dwellings and will include: 4. Development on the site will be expected to: ix) route utility and other service infrastructure underground, including existing infrastructure if technically feasible; x) provide a 10m set-back from Whitford Road and consider 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; xi) retain and enhance biodiversity and habitat on the site, including reinforcing the existing northern boundary through new planting xii) to consider advance planting where possible;

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		books/publications/historic-environment-and-site-allocations-in-local-plans/https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/ There is no evidence within the Plan to indicate from a site assessment point of view whether and how any potential for impact on heritage assets arising from the proposed allocations in policies HD3 & HD4 may have been identified and evaluated. We could also not find any relevant evidence to this effect on the Plan's website, not details relating to the previous SHLAA activity. The Village Character Assessment and Village Design Statement – though both commendable - do not consider relevant heritage assets in a way conducive to the statutory needs of the Plan's preparation. For example, site HD4 lies near to the Grade II* St Giles Church and the eastern boundary of the Conservation Area. Development of the site may well have potential to affect the settings of these designated heritage assets but we could find no information to indicate whether such an exercise to explore this has been undertaken.	Policy HD5: Self-build (and custom build) Housing 2. 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. Policy EB5: Telecommunications 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: i) there is a need for a mast at that specific location; ii) there are no opportunities to share an existing mast. Policy DE1: High Quality Design 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; Policy CGS1: Locally Valued Landscapes and Views 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. 3. Proposals which result in unavoidable adverse visual impact on these views (in whole or in part) will only be supported where: i) there are no other suitable sites for the proposed development; and, ii) the visual impact of the development can be satisfactorily mitigated in

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		We would therefore encourage your community to review its site allocations in HD3 & HD4 using the guidance referred to above. This will ensure that the evidence base supporting the Plan allows it to demonstrate appropriate conformity with overarching policy for the protection and enhancement of the historic environment at the time it is formally submitted for Examination. Otherwise, while we have no specific comments to make on the other policies within the Plan we are pleased to note how much your community values the distinctive historic character of the Plan area and how this is reflected in those policies aimed at its protection and enhancement.	a manner which retains or enhances landscape character. Policy CGS2: Locally Valued Areas of Biodiversity, Geodiversity and Habitat 4. Development should aim to: 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. Policy RLC1: Small Scale Renewable and Low Carbon Energy Generation 3. ~~Proposals for renewable or low carbon energy schemes are encouraged to~~ must follow relevant guidance and advice, as applicable, given in: i) East Devon and Blackdown Hills Landscape Character Assessment and Management Guidelines; ii) the <i>Blackdown Hills Area of Outstanding Natural Beauty Management Plan</i>; iii) the <i>East Devon Area of Outstanding Natural Beauty Management Plan</i>; and, iv) the <i>“Renewable Energy in the Blackdown Hills Report (2010)”</i>.
R1	Heritage and Design	Resident: Our belief is that this section is becoming very restrictive in terms of the architectural language that is going to be encouraged with future builds in the village. The document highlights that 'no single vernacular style can	Concern that the NP policies regarding design are becoming too restrictive: We believe the NP Policies regarding visual design are justified as they come from the results of research carried out with local residents and guides published by the ANOB partnerships. Most

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		be applied across the village' but the Kilmington Design statement contradicts this adding that new development should... 'compliment[ing] the local vernacular'. This is really confusing. We agree that 'high-quality design' should be encouraged - although this is often subjective. We should be encouraging good design that uses high quality, sustainable materials and methods that are built to last. Perhaps even preferring schemes where developers go beyond the minimum standards that are mandatory, i.e. positively promoting carbon neutral developments.	recently the neighbourhood plan questionnaire where a majority of respondents (114 replies) thought new buildings should harmonise visually with the surrounding buildings. Prior to this, in 2007, a Parish plan was published based on a parish-wide questionnaire, in which more than 90% responded, expressed similar views. This was followed and built on by the <i>Kilmington Village Design Statement</i> in 2011. Therefore the KNP reflects the majority view of residents that any new building should be sympathetic to its neighbours, to the landscape environment, reflect the distinctiveness of the Parish, and that the <i>Kilmington Village Design Statement</i> should continue to be supported. We feel we have minimised any opportunity for confusion as the KNP focuses primarily on visual design harmony and does not exclude using high quality, sustainable materials and methods. It states that new design should embrace modern technologies. The KNP also encourages and supports small scale renewable or low carbon energy schemes. No change required.
R17	Heritage and design	An inappropriate building stands out in the Roman road just past the common in open countryside. ANOB +historic site!	Statement of opinion on building design. No comment is made by the respondent on the policy content of the Plan. No Change Required.
Stat 5	Housing and Development	Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby	Request for an assessment of the impact of the proposed developments on the protected landscape, and any necessary mitigation measures incorporated. Comments and guidance is noted. A further detailed landscape assessment of the sites has been carried out by EDDC who have

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made. Regulation 14 Draft Kilminster Neighbourhood Development Plan Landscapes: We note that the allocated sites outlined in Policy HD3 and Policy HD4 are located within, or close to the boundary of, the East Devon Area of Outstanding Natural Beauty (AONB). To justify these policies we recommend that the submitted Neighbourhood Plan references the landscape assessment work carried out for Kilminster in consideration of the East Devon Villages Plan 20141. The impact of the proposed developments on the protected landscape needs to be assessed, and any necessary mitigation measures incorporated into the policy text Water Quality: The River Axe Special Area of Conservation (SAC) has been identified as being at risk from increased development, with Kilminster STW potentially	further considered the issue with phosphates in the River Axe. NE have been consulted, their comments have been taken on board and policy amended accordingly. The methodology and conclusions have been agreed as satisfactory with Natural England. The Screening Assessment and Landscape Assessment will be submitted at Reg 16 when they will be consulted again. Changes made: A range of mitigation measures have been identified and included in the plan to reduce the landscape and visual impact of the proposed developments. In this section, for ease of reference, additions and changes made to Policies are shown in red: Policy HD1: Community Engagement 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. Policy HD3: Land off George Lane (adjacent to Dares Field) iv) provide an adequate connection to the public sewer before the development can commence; v) comply with the Policy EN19 of the East Devon Local Plan 2013-2031 and the measures set out in the emerging Axe Catchment Area Nutrient

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		contributing to adverse effects on the SAC through phosphorus (p) discharges. It might be advisable to include a clause in the allocation policies or provide a cross-reference to Policy EN19 in the East Devon Local Plan 2013-20312, which seeks to ensure water quality issues such as this are addressed, stating that permission can only be granted for new developments where the sewage treatment can be proven adequate. A Habitats Regulations Assessment (HRA) screening report has been submitted for comment to Natural England by East Devon District Council, who will be advised of these catchment issues and the need to consider the impacts of phosphates on the River Axe SAC, from proposed developments, in their test of likely significant effects. Additionally, please find the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan, which includes landscape assessment of proposals within protected landscapes. We would be happy to comment further	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 and this has been approved in writing by the Local Planning Authority. vi) minimise 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; ix) consider some orchard planting on the site; x) consider advance planting where possible; xi) provide a management plan for the ongoing care and maintenance of trees and hedgerows on the site; xii) retain and enhance biodiversity and habitat on the site, including installing a minimum of one integral nesting brick or bird box into each new build residential unit. 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; Policy HD4: Land off Whitford Road (north of The Beacon) 2. Proposers of development should engage with the local community and Parish Council, prior to submission of a planning application to the local planning authority, to ensure that proposals take into account both this plan's aims and objectives and the views of the local community; 3. A development brief will be prepared for the site and dwellings and will include: vii) provide an adequate connection to the public sewer before the development can commence;

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		should the need arise but if in the meantime you have any queries please do not hesitate to contact us. For any queries relating to the specific advice in this letter only please contact Naomi-Beth Dixon on 07767 191674. For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk. 1.https://eastdevon.gov.uk/planning/planning-policy/other-plans/villages-plan/village-document-library/villages-plan-2014/#article-content 2.https://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/	viii) comply with the 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 and this has been approved in writing by the Local Planning Authority. ix) route utility and other service infrastructure underground, including existing infrastructure if technically feasible; x) provide a 10m set-back from Whitford Road and consider 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; xi) retain and enhance biodiversity and habitat on the site, including reinforcing the existing northern boundary through new planting and installing a minimum of one integral nesting brick or bird box into each new build residential unit. 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; xii) consider advance planting where possible; Policy HD5: Self-build (and custom build) Housing xvii) the development complies with the 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

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			the development and this has been approved in writing by the Local Planning Authority. 2. 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. Policy EB4: Change of Use from Agricultural to Woodland / Forestry Use Development proposals associated with a change from agricultural use to woodland/ forestry for commercial purposes which require planning permission will be supported where: i) they help to increase opportunities for public access to and education within the countryside; ii) they have no detrimental impact on the neighbouring developments or landscape designations or such impacts can be satisfactorily mitigated; iii) access to and from the site for trimming, felling and distribution does not exacerbate existing transport problems experienced in Kilmington village; 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; 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, 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.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			Policy EB5: Telecommunications 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. 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: i) there is a need for a mast at that specific location; ii) there are no opportunities to share an existing mast. Policy CGS1: Locally Valued Landscapes and Views 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. 3. Proposals which result in unavoidable adverse visual impact on these views (in whole or in part) will only be supported where: iii) there are no other suitable sites for the proposed development; and, iv) the visual impact of the development can be satisfactorily mitigated in a manner which retains or enhances landscape character. Policy CGS2: Locally Valued Areas of Biodiversity, Geodiversity and Habitat 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. 4. Development should aim to: i) maintain the visual and biodiversity value of verges, hedgerows, and

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			Devon banks which provide connectivity as green corridors for wildlife. 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. 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. Policy RLC1: Small Scale Renewable and Low Carbon Energy Generation 3. ~~Proposals for renewable or low carbon energy schemes are encouraged to~~ must follow relevant guidance and advice, as applicable, given in: v) East Devon and Blackdown Hills Landscape Character Assessment and Management Guidelines; vi) the <i>Blackdown Hills Area of Outstanding Natural Beauty Management</i>

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
			<i>Plan;</i> vii) the East Devon Area of Outstanding Natural Beauty Management Plan; and, viii) the “Renewable Energy in the Blackdown Hills Report (2010)”.
LO2	Housing and Development	We restrict our comments to the ‘Housing and Development’ section which most affects us. We recognise the concern of the villagers that as housing needs change it would be of great benefit to be able to downsize within the village and have the opportunity to retain their familiar social and family networks. Should such resources be available, villagers would then be able to move from their larger homes and free these houses up for more appropriate owners/families. We agree that such opportunities need to be appropriate and sympathetic to the village design and noticed the average growth of the village is around three residences per year. We recognise the plan’s wish to protect the village against the threat of more properties being bought up as holiday lets and second homes.	Support for the rationale for HD3 & HD4 sites and specific housing for the elderly.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		We recognise the ageing demography of the village. We support the logic and appropriateness of the allocation of HD3 for affordable houses. We are also in broad agreement for the proposed use of the land (HD4) for the building of residences to meet the need for smaller properties for people wishing to downsize in the village. We wonder whether two groups of people could be added to your 'target residents' for want of a better phrase. Single-storey properties, purpose-built, could be very beneficial for people with disabilities, and should this group of people have some mention in your plan? There may also be a need from relatives of current Kilmington residents. Perhaps these are included in your thoughts and we have not picked up on the details.	Request to include dwellings to serve the needs of people with disabilities. Agreed it does make sense to include the need of people with disabilities for single storey properties. Changes made: Policy HD4 states that 'dwellings should meet accessible and adaptable standards set out in the Building Regulations and also be suitable for wheelchair users'. Therefore they will be suitable for and available to people with disabilities and reference is now made to this. Request to include relatives of Kilmington residents within the 'local connection' criteria. Family of Kilmington residents would be included in the local connection as defined in Strategy 35 of the Local Plan: "Initial and subsequent occupancy of the affordable housing is restricted to a person(s) who: a) Does not have access to general market housing and is in housing need; and b) Is a resident of that Parish group, or has a local

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		Should you wish to discuss this further then, please do not hesitate to get in contact with us. We wish you every success with the plan.	connection with that parish group because of family ties or a need to be near their workplace”. Local connection to the parish of parish group is based on 4 criteria in order of priority – the 4th and final one relates to immediate family members where there is a caring dependency is one of the criteria as follows: “persons who can demonstrate a close family connection to the District in that the person’s mother, father, son, daughter or sibling has been permanently resident therein for a continuous period of five years immediately prior to the Affordable Dwelling being offered to them and where there is independent evidence of a caring dependency relationship.” The parish grouping for Kilmington is – “Dalwood, Kilmington, Musbury and Shute”. No Change required
LO3	Housing and Development	This representation to the pre-submission draft of the Kilmington Neighbourhood Plan (the “draft NP”) is submitted on behalf of Jonathan and Clare Hansford, the owners of ‘Land at Pit Orchard’ on Bim Bom Lane to the south-west of the village. The draft NP highlights that it is unlikely that opportunities to develop housing in the parish would come from within the existing Built-up Area Boundary (BuAB). Consequently, the draft NP proposes two sites for the development of housing as ‘Allocated Sites’.	This site has been granted planning permission on an exceptional basis for affordable housing (Four affordable plus two open market dwellings) The land owner has since applied for permission to change this to build only open market housing. This change of planning permission has been refused by EDDC. Also the KNP policies do not support a development of five four bedroom dwellings on this site. No change required. • <u>Construction of 5 no. dwellings and formation of vehicular</u>

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		The proposed 'Allocated Sites' are identified under policies HD3 and HD4 of the draft NP as 'Land off George Lane (adjacent to Dares Field)' and 'Land off Whitford Road (north of the Beacon)', respectively. However, a draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic conditions (as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990). In this instance, the development plan comprises the adopted East Devon Local Plan 2013-2031 (the "Local Plan") and the emerging draft NP. The strategic policies of the Local Plan are set out in part one of that document which outlines the spatial strategy, scale and distribution of development for the District. Strategy 6 (Development within Built-Up Area Boundaries) of the Local Plan sets Built-up Area Boundaries (BuABs) which for Kilminster are contained within the East Devon Villages Plan. The aim of BuABs is to limit the outward expansion of settlements to control the scale and location of development and prevent unregulated development across the countryside and open areas. As the proposed 'Allocated Sites' are outside of Kilminster's	<u>access.</u> Land At Pit Orchard Kilminster Ref. No: 20/0435/FUL Validated: Fri 06 Mar 2020 Status: Refused • <u>Construction of 5 no. dwellings and formation of vehicular access</u> Land At Pit Orchard Bim Bom Lane Kilminster Ref. No: 19/0077/FUL Validated: Mon 01 Apr 2019 Status: Refused • <u>Reserved matters application for 6no dwellings (pursuant to outline planning consent 15/1746/OUT all matters to be reserved)</u> Land At Pit Orchard Bimbom Lane Kilminster Ref. No: 16/1586/RES Validated: Wed 20 Jul 2016 Status: Approved • <u>Construction of 6 no. dwellings (outline application with all matters reserved)</u> Land At Pit Orchard Bim Bom Lane Kilminster Ref. No: 15/1746/OUT Validated: Tue 04 Aug 2015 Status: Approved Lack of conformity with the strategic policies of the Local Plan –

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		BuAB, Strategy 7 (Development in the Countryside) is relevant which highlights that development outside of the BuABs and site specific allocations within the Local Plan will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located. As both of the proposed 'Allocated Sites' are outside of Kilminster's BuAB (and without a proposed change to the BuAB under the Local Plan/Villages Plan) both sites would comprise 'rural exception sites' where Strategy 35 (Exception Mixed Market and Affordable Housing At Villages, Small Towns and Outside Built-up Area Boundaries) would apply. Strategy 35 permits 'rural exception sites' comprising mixed affordable and open market housing schemes, at villages and outside of BuABs for up to or around 15 dwellings where there is a proven local need demonstrated through an up-to-date robust housing needs survey. Affordable housing must account for at least 66% of the houses built and for villages with a BuAB the scheme must be abutting or physical closed related to that boundary.	Advice has been sought throughout this NP process from officers at EDDC and the comments made by EDDC at Reg 14 do not raise any such issues. In terms of the BUAB, the NP process has considered proposing a revision to it to include the allocations, but this was decided against as it would reduce the local control and ability to secure affordable housing and development to meet community needs. In terms of affordable housing specifically, at Reg 14, our informal EDDC officer comments were: <i>"Whilst for rural exception sites, the proportion of affordable housing is normally expected to be at least 66%, the requirement here meets the need in the 2019 HNS in full and the requirement for at least 50% affordable, given the location immediately adjacent to the BUAB (which could be extended to include it), and a current expectation for a mix of market/affordable at approx. 1/3, 2/3 (with a self-build element over and above this), is not considered unreasonable."</i> However, EDDC will consider the general conformity again when the plan is submitted and ultimately it will form part of the test at examination. Link to the housing needs evidence – EDDC commented on this at Reg 14, noting that: <i>"the Housing Needs Assessment (2019) showed a need for 5 affordable homes over a 5 year period and this policy provides for in the region of 7. However, on these figures, this is not considered unreasonable. By the time the site is developed, a new HNS is likely to be needed and could be expected to show a small increase in the figure within Kilminster (and/or the group of parishes it forms part of in the Local Plan)."</i>

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		The draft NP is supported by a Housing Needs Survey produced by Devon Communities Together produced on behalf of Kilminster Parish Council and dated August 2019. However, this housing needs survey identifies a need for just 5 affordable homes within the next 5 years. Under policy HD3 14 dwellings are proposed at 'Land off George Lane' of which only 50% would be for affordable housing with the remainder being open market. No specific affordable housing target is provided under policy HD4 for 'Land off Whitford Road'. It is, therefore, considered that the proposed 'Allocated Sites' are not in general conformity and would not meet the basic conditions' test as they would not comply with the strategic housing policies of the adopted Local Plan (namely strategies 6, 7 and 35). Further, there is no evidence of a local housing need to justify the scale and location of the proposed development and in any case each of the sites should be providing a minimum of 66% of the dwellings as affordable housing. Turning to the landscape, amenity and environmental matters, paragraph 172 of the National Planning Policy Framework (NPPF) states that "Great weight should be given to	The KNP policies expect the eventual scheme to demonstrate how they are/relate to meeting local need – HD3 says “<i>meet demonstrable up-to-date local needs</i>” and HD4 says “<i>to meet the housing demands and needs of the local community</i>” Reasoning in the NP states why, in responding to residents needs and comments, the NP Committee believes additional housing is necessary and why the two sites selected are considered the most suitable. A further detailed Landscape assessment of the sites has been carried out by EDDC and the methodology and conclusions have been agreed as satisfactory with Natural England. Changes made: A range of mitigation measures have been identified and included in

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		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. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.”. Paragraph 170 of the NPPF requires planning policies to contribute and enhance the natural environment. Paragraph 171 of the NPPF states “Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework”. Footnote 53 of the NPPF at the bottom of page 49 highlights that “Where significant development of agricultural land is	the plan to reduce the landscape impact of the proposed developments as follows: - Appropriate design of housing, limited to two storeys, avoiding conspicuous gables and large window openings particularly to elevations facing open countryside. Appropriate materials, particularly stone elevations to properties on Site HD3 adjacent A35 and George Lane with slate roofs. Follow guidance in Blackdown Hills AONB Design Guide for Houses. - Site HD3 will retain a 10m buffer adjacent to the northern boundary with the A35 clear of development. Site HD4 will provide a set-back from Whitford Road with orchard planting. - On both sites, minimising loss of existing hedges and trees and reinforcing their good management to improve landscape structure, screening and bio-diversity value. Advance planting and hedgerow management using native trees will be encouraged together with some orchard planting where possible. Loss of agricultural land – The sites are outside, but adjacent to, the BUAB on agricultural land. This was considered in our assessment. However it should be noted the sites are not the highest grade of agricultural land (1 or 2), the land allocated is of ‘poorer’ grade.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality”. It is noted that both of the proposed ‘Allocated Sites’ are located on greenfield, agricultural land currently outside of the existing Built-up Area Boundary for village identified by the East Devon Villages Plan. In addition, the draft NPs failure to meet the basic condition requiring general conformity with the strategic policies of the adopted Local Plan, my clients wish to object to the inclusion of the proposed ‘Allocated Site’s within the draft NP on the following grounds. Firstly, both of the ‘Allocated Sites’ comprise greenfield land that would extend into the surrounding countryside outside of the existing Built-up Area Boundary for Kilminster identified under the East Devon Villages Plan. No assessment as to the quality of the agricultural land is included within the draft NP and, therefore, it is not possible to clearly understand the impact that the development of the proposed sites would have in terms of the protection of best and most versatile agricultural land. Further, there is no assessment within the draft NP as to whether areas of poorer quality land adjacent the	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		village have been considered against those of higher quality, including the proposed 'Allocated Sites'. Secondly, the 'Land off George Lane' site is located within the East Devon AONB while the 'Land off Whitford Road' site is located immediately to the east of the AONB's boundary. No assessment of the proposed developments impacts on the AONB has been undertaken as part of the preparation of the draft NP to ascertain the likely impacts of the proposed development sites in terms of conserving and enhancing the landscape and scenic beauty of the AONB and the surrounding landscape. In addition, the 'Allocated Sites' would both comprise 'major development' under the definition contained within the NPPF's Glossary at Annex 2 as housing development for more than 10 or more dwellings and/or a site area in excess of 0.5 hectares. Paragraph 172 of the NPPF highlights that planning permission for developments of this scale and extent in the AONB should be refused, other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. It is considered that the 'exceptional circumstances' or 'public interest'	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		for developments of this scale and extent have not been adequately justified within the draft NP. Thirdly, at page 29 of the draft NP it states “These [the proposed ‘Allocated Sites’] have previously been identified by the Strategic Housing Land Availability Assessment (SHLAA) as being the most suitable, in planning terms, for development, by East Devon District Council”. The assertion that the proposed ‘Allocated Sites’ have been identified by the SHLAA as being the ‘most suitable in planning terms for development’ is misleading and misunderstands the SHLAA process. The purpose of the SHLAA, which has now been replaced by the Housing and Economic Land Availability Assessment (HELAA), is to provide up-to-date information on land that might have potential to deliver additional housing development in the future. The National Planning Policy Framework (NPPF) now requires local planning authorities to have a clear understanding of the land available for development in their area by preparing a HELAA. This technical document helps to identify a supply of potentially suitable sites for housing and is used to inform	Misinterpretation of SHLAA/HELAA – In terms of the purpose and meaning of SHLAA/HELAA, the summary provided is correct. However EDDC has also undertaken further work at the time of the preparation of the last Local Plan which concluded the land at HD4 had been considered suitable for allocation.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		planning policies. However, the inclusion of a site within the HELAA (or previously the SHLAA) does not indicate that a site will be granted planning permission or allocated for development. While it is noted that the proposed 'Allocated Sites' have both been submitted and assessed as part of previous SHLAA process in relation to the adopted East Devon Local Plan this assessment process is now significantly out-of-date given that the last SHLAA was undertaken in 2012 (now almost a decade ago). Finally, the site known as 'Land at Pit Orchard' adjacent Bim Bom Lane at the south-western edge of Kilminster, which has been submitted as part of the 2010, 2011 and 2012 SHLAAs. This site is a former commercial/industrial site which has extant planning permissions (refs. 15/1746/OUT and 16/1586/RES) for the construction of 6 no. dwellings as a rural exception site, 4 of which would be affordable (66%) and 2 open market. The Local Planning Authority has confirmed that the planning permissions have been lawfully commenced and an internal link road has been constructed within the site to facilitate the development. The draft NP provides no reference to this site or any assessment as to why it has not been	Promotion of land at Pit Orchard – Reasoning in the NP and housing needs assessment provides demonstrable up-to-date information on local housing needs, particularly the requirement for smaller dwellings to accommodate the needs of younger families and accessible housing for the elderly. In responding to resident's needs and comments, the NP also provides reasoning why the proposed two allocated sites are better related to the existing built up area and why they are considered the most suitable sites to deliver this mix of dwelling types, sizes and affordable housing to help maintain a balanced and thriving local community.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		included within the draft plan. This is disappointing considering that the extant approvals are fully compliant with the adopted Local Plan (in particular strategy 35) whereas as the proposed 'Allocated Sites' are not. Notwithstanding the extant permissions, my clients have not yet found a developer to bring forward the affordable housing element of the site due to concerns with viability issues and difficulties in finding a developer prepared to take on take on the affordable housing element. However, my clients are still very much committed to the delivery of housing development on this site which comprises previously-developed land adjacent to the existing built form of the village and is immediately available for development. Therefore, the principle of residential development of 'Land at Pit Orchard' has been confirmed as acceptable by the Local Planning Authority and by virtue of the grant of the previous extant planning permissions has confirmed that development of this accessible site, which is well related in terms of access to the services and facilities within the adjacent village, would not give rise to adverse ecological, landscape, highway safety or	The NP has no reference to the Pit Orchard Site and its owners were not consulted during the preparation of the draft NP: The KNP Team accept that it could have made specific contact with the owners. However, the KNP process was started in November 2015 and the draft plan was published in December 2020. As stated

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		amenity impacts. My clients are disappointed that they have not, at any point in the preparation of the draft NP, been consulted about the draft proposals and that their site 'Land at Pit Orchard' has not been considered for inclusion within the draft NP. However, they would be happy to work with the Parish Council to investigate ways in which the site's viability issues could be addressed, including a reduction in the proportion of affordable housing provision (similar to the 50% proposed for 'Land off George Lane') so that the site can be brought forward for development under the draft NP. Accordingly, it is considered that the 'Land at Pit Orchard' should be included within the draft NP ahead of the greenfield 'Allocated Sites' that are currently proposed.	in the Consultation Statement, throughout this period there has been continual publicity of the project to keep the public informed and invite discussion. This included the village magazine, the village website, at village meetings and a questionnaire was circulated to all households in the village. During this five year period all requests received for discussion were followed up by the NP team.
LO4	Housing and Development	This representation to the pre-submission draft of the Kilminster Neighbourhood Plan (the "draft NP") is submitted on behalf of the owner of the Old Inn, including land to its west and south west (the "Land"). My client's Land is adjoined to the east and south by the Built-up Area Boundary (BuAB) for Kilminster contained within the East Devon Villages Plan and is well located to services and facilities within the village, both to the north and south	The owner of land behind The Old Inn has applied for planning permission to build on the land. Planning permission has been refused by EDDC. The KNP has identified other preferred sites for inclusion in the plan to meet the identified local housing need over this plan period. Also it is less than clear that heritage concerns on this site could be

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		of the A35. It is noted that Policy CGS1 of the draft NP identifies the Land as an area of 'Locally Valued Landscape' as part of a proposed green corridor to run along the southern edge of the A35. The policy highlights at paragraph 2 that: "These areas will be protected for the quality of their landscape and role they play in creating the character of the village and wider parish. Their loss will not normally be supported". My client is disappointed that he has not, at any point in the preparation of the draft NP, been consulted about the draft proposals that will have a significant detrimental impact on the commercial operation and future viability of the Old Inn as well as the implication for the development of the adjacent Land. Consequently, my client strongly objects to the inclusion of his Land around the Old Inn as an area of 'Local Valued Landscape' under Policy CGS1 of the draft NP. It is also noted that the delivery and implementation of the proposed green corridor is entirely dependant on the agreement of the affected landowners and in this regard, there has been no prior consultation with my client about these	overcome as it is stated. Ref: <u>Outline planning application for the erection of 5 no. dwellings (all matters reserved)</u> Land To Rear Of The Old Inn Gammons Hill Kilmington Ref. No: 17/1209/OUT Validated: Thu 25 May 2017 Status: Refused No Change Required The owners of The Old Inn were not consulted during the preparation of the draft NP: The KNP Team accept that it could have made specific contact with the owners. However, the KNP process was started in November 2015 and the draft plan was published in December 2020. As stated in the Consultation Statement, throughout this period there has been continual publicity of the project to keep the public informed and invite discussion. This included the village magazine, the village website, at village meetings and a questionnaire was circulated to all households in the village. During this five year period the Public Consultation Questionnaire and copies of the monthly village magazine were delivered to The Old Inn. Throughout the project the NP team and Parish Council were contactable and all requests for discussion have been followed up. Objection to land being cited as Locally Valued Landscape and the identification of the green corridor on the boundary of their land – Changes made: CGS1 now reads:

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		proposals. Consequently, it is considered that the proposals for a green corridor is not reasonable and has little prospect of being delivered. Further, the designation of a green corridor along the southern boundary with the A35 is considered unnecessary given that there are already mature trees and hedgerows in existence. In fact, the only location where there is an absence of hedgerow trees along the north-eastern boundary of the Land and the A35 is at the field (Land off George Lane) which the draft NP is seeking to promoted for development. It would, therefore, appear that the proposed green corridor is only necessary to alleviate landscape impacts of the proposed development rather than for the stated community benefits with regard to the reduction of noise and particulate pollution. The identification of the proposed green corridor within the draft NP for a public function may engage the statutory blight provisions outlined under the Town and Country Planning Act 1990 (as amended). My client reserves the right to seek Counsel Opinion with regard to this matter and its future implications. The draft NP highlights that it is unlikely that opportunities to develop housing in the parish	Policy CGS1: Locally Valued Landscapes and Views Areas of particularly locally valued landscapes and views will be protected: 1. Landscape views (identified in Figure 19) and given in the Kilmington Village Character Assessment a. from Roman Road across Cory Brook; b. from Nower Lane at Nower farm down the Cory valley; c. from Stockland Road at the junction with Nower Lane across the Cory valley; d. from Gore Head over the village, particularly St Giles' church tower; e. from Hampton Road looking east across the Axe Valley; and, f. from the A35 along the River Axe looking south; 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. 3. Proposals which result in unavoidable adverse visual impact on these views (in whole or in part) will only be supported where: i) There are no other suitable sites for the proposed development; ii) the visual impact of the development can be satisfactorily mitigated in a manner which retains or enhances landscape character. 4. Proposals, and the assessment of proposals, is expected to take

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		would come from within the existing Built-up Area Boundary (BuAB). Consequently, the draft NP proposes two sites for the development of housing as 'Allocated Sites'. The proposed 'Allocated Sites' are identified under policies HD3 and HD4 of the draft NP as 'Land off George Lane (adjacent to Dares Field)' and 'Land off Whitford Road (north of the Beacon)', respectively. However, a draft neighbourhood plan or Order must be in general conformity with the strategic policies of the development plan in force if it is to meet the basic conditions (as set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990). In this instance, the development plan comprises the adopted East Devon Local Plan 2013-2031 (the "Local Plan") and the emerging draft NP. The strategic policies of the Local Plan are set out in part one of that document which outlines the spatial strategy, scale and distribution of development for the District. Strategy 6 (Development within Built-Up Area Boundaries) of the Local Plan sets BuABs which for Kilminster are contained within the East Devon Villages Plan. The aim of BuABs is to limit the outward expansion of settlements to control the scale and location of development	account of and apply the latest available local guidance: i) Kilminster Village Character Assessment and Countryside and Green Spaces Assessment and Audit (including the Local Views / Visual Landscape and Local Green Space Assessment); and, 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) . Proposal for a green corridor is not reasonable as it is entirely dependent on the agreement of the affected landowners. The KNP makes it clear that the 'A35 Green Corridor' project is a Community Action Project. KNP 3.6.2 states: <i>"These projects and programmes may be outside the remit of the planning system (and therefore the Neighbourhood Plan) to influence or deliver. These actions would typically fall to the Parish Council or the community, or partners such as local authorities or statutory agencies to lead. They also provide an indication, in some cases, of what local infrastructure in Kilminster we see as a priority (and therefore how any proportion of Community Infrastructure Levy receipts received as a result of new development, could be beneficially used). We plan to investigate:"</i> As the 'Green Corridor' is featured as a Community Action Project, land owners would be consulted as part of the investigation and encouraged to become actively involved. As KNP 9 Community Action Projects states: <i>We also plan to investigate:</i> • <i>creating an attractive 'green corridor' along the A35</i>

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		and prevent unregulated development across the countryside and open areas. As the proposed 'Allocated Sites' are outside of Kilmington's BuAB, Strategy 7 (Development in the Countryside) is relevant which highlights that development outside of the BuABs and site specific allocations within the Local Plan will only be permitted where it is in accordance with a specific Local or Neighbourhood Plan policy that explicitly permits such development and where it would not harm the distinctive landscape, amenity and environmental qualities within which it is located. As both of the proposed 'Allocated Sites' are outside of Kilmington's BuAB (and without a proposed change to the BuAB under the Local Plan/Villages Plan) both sites would comprise 'rural exception sites' where Strategy 35 (Exception Mixed Market and Affordable Housing At Villages, Small Towns and Outside Built-up Area Boundaries) would apply. Strategy 35 permits 'rural exception sites' comprising mixed affordable and open market housing schemes, at villages and outside of BuABs for up to or around 15 dwellings where there is a proven local need demonstrated though an	<i>through the village following DCC's 'Life on the Verge' strategy. This will provide environmental benefits (see transport section);</i> The green corridor along the southern A35 boundary is unnecessary as there are already mature trees and hedgerows in existence. The NP recognises that some trees and hedgerows already exist. However in many places these are low and of little depth so provide almost no 'buffer' between residential properties and the A35 traffic. Therefore, any future development in the fields alongside the A35 would be required to include/extend a green 'buffer'. KNP 4.2 states: <i>Impact on the Local Highway and Footpath Network</i> <i>A tree and shrub barrier between and to the south of the A35 and the main village (from the Old Police House in the west to Kilmington Cross) needs to be maintained and enhanced where it exists, and further extended to protect the village (such as Dares Field) and any future development in adjacent fields from the harmful effect of particulate pollution (2.5µ particles) from the A35.</i> Development outside the BUAB: The NP process has considered proposing a revision to the BUAB to include the allocations, but this was decided against as it would reduce the local control and ability to secure affordable housing and development to meet community needs. In terms of affordable housing specifically, at Reg 14, our informal EDDC officer comments were: "Whilst for rural exception sites, the proportion of affordable

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		up-to-date robust housing needs survey. Affordable housing must account for at least 66% of the houses built and for villages with a BuAB the scheme must be abutting or physical closely related to that boundary. The draft NP is supported by a Housing Needs Survey produced by Devon Communities Together produced on behalf of Kilminster Parish Council and dated August 2019. However, this housing needs survey identifies a need for just 5 affordable homes within the next 5 years. Under policy HD3 14 dwellings are proposed at 'Land off George Lane' of which only 50% would be for affordable housing with the remainder being open market. No specific affordable housing target is provided under policy HD4 for 'Land off Whitford Road'. It is, therefore, considered that the proposed 'Allocated Sites' are not in general conformity and would not meet the basic conditions' test as they would not comply with the strategic housing policies of the adopted Local Plan (namely strategies 6, 7 and 35). Further, there is no evidence of a local housing need to justify the scale and location of the proposed development and in any case each of the site's should be providing a minimum of 66% of the	<i>housing is normally expected to be at least 66%, the requirement here meets the need in the 2019 HNS in full and the requirement for at least 50% affordable, given the location immediately adjacent to the BUAB (which could be extended to include it), and a current expectation for a mix of market/affordable at approx. 1/3, 2/3 (with a self-build element over and above this), is not considered unreasonable."</i> However, EDDC will consider the general conformity again when the plan is submitted and ultimately it will form part of the test at examination. Link to the housing needs evidence – EDDC commented on this at Reg 14, noting that: <i>"the Housing Needs Assessment (2019) showed a need for 5 affordable homes over a 5 year period and this policy provides for in the region of 7. However, on these figures, this is not considered unreasonable. By the time the site is developed, a new HNS is likely to be needed and could be expected to show a small increase in the figure within Kilminster (and/or the group of parishes it forms part of in the Local Plan)."</i> The KNP policies expect the eventual scheme to demonstrate how they are/relate to meeting local need – HD3 says <i>"meet demonstrable up-to-date local needs"</i> and HD4 says <i>"to meet the housing demands and needs of the local community"</i>

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		dwelling as affordable housing. Turning to the landscape, amenity and environmental matters, paragraph 172 of the National Planning Policy Framework (NPPF) 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. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest”. Paragraph 170 of the NPPF requires planning policies to contribute and enhance the natural environment. Paragraph 171 of the NPPF states “Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where	Reasoning in the NP states why, in responding to residents needs and comments, the NP Committee believes additional housing is necessary and why the two sites selected are considered the most suitable. A further detailed Landscape assessment of the sites has been carried out by EDDC and the methodology and conclusions have been agreed as satisfactory with Natural England. Changes made: A range of mitigation measures have been identified and included in the plan to reduce the landscape impact of the proposed developments as follows: - Appropriate design of housing, limited to two storeys, avoiding conspicuous gables and large window openings particularly to elevations facing open countryside. Appropriate materials, particularly stone elevations to properties on Site HD3 adjacent A35 and George Lane with slate roofs. Follow guidance in Blackdown Hills AONB Design Guide for Houses. - Site HD3 will retain a 10m buffer adjacent to the northern boundary with the A35 clear of development. Site HD4 will provide a set-back from Whitford Road with orchard planting. - On both sites, minimising loss of existing hedges and trees and reinforcing their good management to improve landscape structure, screening and bio-diversity value. Advance planting and hedgerow management using native trees will be encouraged together with some orchard planting where possible.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		consistent with other policies in this Framework”. Footnote 53 of the NPPF at the bottom of page 49 highlights that “Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality”. It is noted that both of the proposed ‘Allocated Sites’ are located on greenfield, agricultural land currently outside of the existing Built-up Area Boundary for villages identified by the East Devon Villages Plan. In addition, the draft NPs failure to meet the basic condition requiring general conformity with the strategic policies of the adopted Local Plan, my client wishes to object to the inclusion of the proposed ‘Allocated Site’s within the draft NP on the following grounds. Firstly, both of the ‘Allocated Sites’ comprise greenfield land that would extend into the surrounding countryside outside of the existing Built-up Area Boundary for Kilminster identified under the East Devon Villages Plan. No assessment as to the quality of the agricultural land is included within the draft NP and, therefore, it is not possible to clearly understand the impact that the development	Loss of agricultural land – The sites are outside, but adjacent to, the BUAB on agricultural land. This was considered in our assessment. However it should be noted the sites are not the highest grade of agricultural land (1 or 2), the land allocated is of ‘poorer’ grade.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		of the proposed sites would have in terms of the protection of best and most versatile agricultural land. Further, there is no assessment within the draft NP as to whether areas of poorer quality land adjacent the village have been considered against those of higher quality, including the proposed 'Allocated Sites'. Secondly, the 'Land off George Lane' site is located within the East Devon AONB while the 'Land off Whitford Road' site is located immediately to the east of the AONB's boundary. No assessment of the proposed developments impacts on the AONB has been undertaken as part of the preparation of the draft NP to ascertain the likely impacts of the proposed development sites in terms of conserving and enhancing the landscape and scenic beauty of the AONB and the surrounding landscape. In addition, the 'Allocated Sites' would both comprise 'major development' under the definition contained within the NPPF's Glossary at Annex 2 as housing development for more than 10 or more dwellings and/or a site area in excess of 0.5 hectares. Paragraph 172 of the NPPF highlights that planning permission for developments of this scale and extent in the	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		AONB should be refused, other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. It is considered that the 'exceptional circumstances' or 'public interest' for developments of this scale and extent have not been adequately justified within the draft NP. Thirdly, at page 29 of the draft NP it states "These [the proposed 'Allocated Sites'] have previously been identified by the Strategic Housing Land Availability Assessment (SHLAA) as being the most suitable, in planning terms, for development, by East Devon District Council". The assertion that the proposed 'Allocated Sites' have been identified by the SHLAA as being the 'most suitable in planning terms for development' is misleading and misunderstands the SHLAA process. The purpose of the SHLAA, which has now been replaced by the Housing and Economic Land Availability Assessment (HELAA), is to provide up-to-date information on land that might have potential to deliver additional housing development in the future. The National Planning Policy Framework (NPPF) now requires local planning authorities	Misinterpretation of SHLAA/HELAA – In terms of the purpose and meaning of SHLAA/HELAA, the summary provided is correct. However EDDC has also undertaken further work at the time of the preparation of the last Local Plan which concluded the land at HD4 had been considered suitable for allocation.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		to have a clear understanding of the land available for development in their area by preparing a HELAA. This technical document helps to identify a supply of potentially suitable sites for housing and is used to inform planning policies. However, the inclusion of a site within the HELAA (or previously the SHLAA) does not indicate that a site will be granted planning permission or allocated for development. While it is noted that the proposed 'Allocated Sites' have both been submitted and assessed as part of previous SHLAA process in relation to the adopted East Devon Local Plan this assessment process is now significantly out-of-date given that the last SHLAA was undertaken in 2012 (now almost a decade ago). Finally, my client owns the Old Inn and land to its east and south east. My client submitted an outline planning permission for the erection of 5 dwellings, the formation of an access, on-site parking and associated works (under application ref. 17/1209/OUT). The application was refused by East Devon District Council on 12 July 2017 and was considered at appeal by a Planning Inspector (appeal ref. APP/U1105/W/17/3189550). The Planning Inspector's appeal decision was	Promotion of land at The Old Inn – Reasoning in the NP and housing needs assessment provides demonstrable up-to-date information on local housing needs, particularly the requirement for smaller dwellings to accommodate the needs of younger families and accessible housing for the elderly. In responding to resident's needs and comments, the NP also provides reasoning why the proposed two allocated sites are considered the most suitable sites to deliver a mix of dwelling types

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		published on 27th June 2018. The Planning Inspector dismissed the appeal primarily on the grounds that the site is outside of the BuAB for Kilmington. Notwithstanding this, the Inspector's appeal decision made an assessment that the development of the Land adjacent the Old Inn would not have harmed the surrounding landscape or the AONB, would make a contribution to the provision of housing in the area and would have helped maintain the vitality of rural services and support the rural community, which are well related to and a short walk for the site. While the Inspector did raise concern about the proposed development's harm to the setting of the listed building as identified by the Local Planning Authority's Conservation Officer these matters could be adequately addressed by making changes to the layout and design of the site. The draft NP provides no reference to my client's site or any assessment as to why it has not been considered for inclusion within the draft plan. This is disappointing considering that the site's location adjacent to and well located to the built form of the village and its BuAB, and its accessibility to the village's services and facilities, including public	and sizes with affordable housing to help maintain a balanced and thriving local community.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		transport options. My client is still committed to the delivery of housing development on this site which is immediately available for development. My client would be happy to work with the Parish Council to investigate ways in which the Land could be brought forward for development under the draft NP. Accordingly, it is considered that the Land to the east and south east of the Old Inn should be included within the draft NP ahead of the greenfield 'Allocated Sites' that are currently proposed.	
		6.4 Flood Risk	
R1	Flood risk and local green spaces	We have noticed since works were completed to the side of the A35 adjacent to the Old Inn (to reduce the risk of this part of road flooding), the water seems to have been pushed further inland. The centre of the field to the rear of the pub is now often under water as is the low area of the recreation field adjacent to the play park. It would be interesting to understand if any calculations / desk top studies were part of the initial design stage scope to understand water course amendments etc.	Flooding issue: No comment is made by the respondent on the policy content of the Plan. The issue of flooding will be discussed by KPC outside of the NP. No Change Required.
		7. Countryside and Green Spaces	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
R5	Green Spaces	it would be nice to have some picnic benches in the village.	Request for picnic benches. Noted and KPC will discuss the possibility outside of the NP. No change required.
Stat 2	Green spaces A35	Highways England As set out above, the A35 trunk road forms part of the strategic road network, and therefore falls within the responsibility of Highways England. We are required to operate, maintain and improve the strategic road network in accordance with our Licence, and in compliance with applicable technical standards and highways legislation. In respect of the draft Plan's aspirations to enhance the A35 corridor, including through 'Community Action Projects' we are happy to consider specific proposals but wish to make clear that any proposals must not adversely impact on the safe and efficient operation of the A35 or the long-term integrity of its assets. Such proposals must not prejudice our ability to maintain the strategic road network or the delivery of any future road schemes as set out in our Delivery Plan. We would therefore welcome early dialogue with the Neighbourhood Plan Team to discuss any proposals regarding the A35 that may be promoted as part of the emerging Kilmington Neighbourhood Plan.	Request for further discussion regarding A35 corridor. Noted and understood that further discussion will be required with Highways England to receive guidance before we can action this objective. Initial contact has been made and Highways England already has an A35 Verge Enhancement Management Strategy which they have agreed to share and is now discussing with KPC. No change required.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
R17	Green spaces/ Housing and development	The Plantation. A35/Shute road/The hill (ANOB)(Amenity land) Here the land was out of the neighbourhood plan. Slash logged the site which included TPO replanted trees. Followed by an inappropriate planning application.	Comment regarding Gapemouth Corner No specific comment is made by the respondent on the policy content of the Plan. However, policies that impact on the woodland at Gapemouth Corner is included in the KNP.
LO1	A35 Buffer	This representation to the pre-submission draft of the Kilminster Neighbourhood Plan (the “draft NP”) is submitted on behalf of EJ Dayment Construction Ltd, who are the owners of Land at Gapemouth Corner (the “Land”). The 0.5-hectare section of forestry land is bound to the north west by The Hill, to the south west by Shute Road and to the north east by the A35. Policy CGS1 of the draft NP identifies the Land as an area of ‘Locally Valued Landscape’ as part of a proposed green corridor to run along the southern edge of the A35. The policy highlights at paragraph 2 that: “These areas will be protected for the quality of their landscape and role they play in creating the character of the village and wider parish. Their loss will not normally be supported”. My clients are disappointed that they have not, at any point in the preparation of the draft NP, been consulted about the draft proposals that will have a significant	EJ Dayment Ltd. has now sold the land referred to in this representation. The land has been subject to a planning application which was refused. Ref: <u>Construction of 2 no. commercial buildings (use class B1), comprising 8 no. separate village workshops, and formation of parking areas and hardstandings.</u> Land And Buildings North Side Of Road From War Memorial To Gapemouth Corner Kilminster Devon Ref. No: 20/1802/FUL Validated: Fri 21 Aug 2020 Status: Refused The conclusion of the Planning Officer report was that, “The net loss of woodland would result in the loss of woodland species and associated biodiversity.” And “Further, the loss of trees would reveal the proposed buildings which have been identified as harming the AONB landscape character.” Part of the reason for the refusal is that a Felling Licence Application ref: 018/3120/2019 was granted and a restocking order now applies: https://planning.eastdevon.gov.uk/online-

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		detrimental impact on the commercial operation and future viability of their land. My clients strongly object to the inclusion of the Land as an area of 'Local Valued Landscape' under Policy CGS1 of the draft NP and any attempt to restrict the use of the land for its extant, lawful commercial forestry purpose or for any other future land use purpose. It is noted that the last paragraph on page 53 of the draft plan states: "From the west, the very busy A35 had been, until recently, flanked to the south by woodland (at Gapemouth) that provided an important and valuable 'buffer' for local residents between the central densely populated residential core of the village and the road. The mature woodland reduced noise from traffic, intercepted dust and harmful particulates from exhaust smoke and adsorbed pollutants. In so doing it improved the wellbeing of residents and reduced mental fatigue and stress. The Forestry Commission has specified 'Natural Regeneration' for the felled area at Gapemouth. The new trees must be protected and properly managed to allow a replacement buffer to grow quickly to benefit residents". Under the fourth bullet point of the third paragraph on page 54 it is stated: "The	applications/files/414765897C12D9AAFDD01102B6527B18/pdf/20_1802_FUL-LICENCE_TO_FELL_GROWING_TREES-1739295.pdf In considering the recent application, in relation to the felling licence, the EDDC Landscape and Tree Officers described the site as woodland. The officer assessment concluded that "The site is considered to be of high landscape value, lying within an area designated as AONB and comprising developing broadleaved woodland that would be expected to make a positive landscape and bio-diversity contribution as it matures." Changes made: Text within the plan has been revised for clarity, as follows: The very busy A35 had been, until recently, flanked to the south by this mature plantation woodland at Gapemouth that provided local residents consider to be an important and valuable 'buffer' between the central densely populated residential core of the village and the road. A number of mature trees towards the eastern end of the site and along its northern and southern boundaries are subject to a Tree Preservation Order and the 0.56 hectare area which was felled is subject to a restocking condition by the Forestry commission which requires natural regeneration to achieve 80% native broadleaves and 20% open ground to achieve not less than 1100 stems per hectare evenly distributed over the site. The existing trees, and in time the regenerating woodland, is considered important for its biodiversity value, contribution to landscape setting, local visual amenity and as part of the screening/buffer between the village and the A35 (which

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		woodland at Gapemouth, uphill from the war memorial, is particularly important in this respect. It is now well known that trees and shrubs, especially dense hedges, mitigate the effects of pollution". The penultimate paragraph on page 89 states: "Some patches of woodland close to the village have considerable amenity value either for walking or they act as a buffer against the A35 traffic (for example, at Gapemouth Corner)". The Land which the draft NP describes as 'mature woodland' is in fact commercial forestry land which has historically been used to cultivate and harvest 'pit props' or 'mine props' that are a length of lumber used to prop up the roofs of tunnels in mines. The predominately non-native coniferous trees which previously occupied the site have been felled in accordance with a Felling Licence granted by the Forestry Commission. The Felling Licence requires the land to be restocked with 80% native broadleaves and 20% open ground by natural regeneration. However, the mature trees and hedgerows around the site's boundaries, particularly its north-eastern boundary adjoining the A35 and its south-western boundary, remain intact.	reduces noise from traffic, intercepts dust and harmful particulates from exhaust smoke and adsorbs pollutants) and thereby contributes to well-being of residents. During NP consultation it became very clear that residents feel very strongly that the new trees must be protected and properly managed to allow a replacement tree cover to grow quickly to continue to benefit residents. In considering the recent application, in relation to the felling licence, the EDDC Landscape and Tree Officers described the current status of the felled area as woodland and concluded that 'the site is considered to be of high landscape value, lying within an area designated as AONB and comprising developing broadleaved woodland that would be expected to make a positive landscape and bio-diversity contribution as it matures.' As such the Plan seeks to protect its loss to development.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		Further, the majority of the mature trees around the site's boundaries are subject to protection under a blanket Tree Preservation Order and cannot be cut down, topped, lopped, uprooted etc without the prior consent of East Devon District Council. Consequently, there is already an 'important and value buffer for local residents' remaining around the Land's boundaries which achieves the purported benefits in reducing traffic noise and pollutants from the A35. While the Felling Licence does have a restocking requirement for the trees by natural regeneration that have been felled within the site, the purpose of the restocking requirement is not to provide a 'buffer to grow quickly to benefit residents'. The restocking condition requires the natural regeneration of the Land for a ten-year period, after which commercial forestry activities would be able to resume. It should be acknowledged that the Land is privately-owned and there is no public right, and never has been, to access the land for amenity purposes. The identification of the land within the draft NP for a public function may engage the statutory blight provisions outlined under the Town and Country Planning Act 1990 (as amended). My clients reserve the	Use of the term 'Buffer'. In relation, to use of the term buffer, it should be noted that the plan does not 'designate' the land as a buffer but identifies and describes the role it plays by virtue of its location and nature and the importance highlighted through community consultation on the plan, the recent felling activity and the recent refused application for development of the site. References to the green corridor have however been removed from Policy CGS1 to allow this policy to focus on landscape and views. Request to acknowledge the woodland is private with no public access. The KNP now acknowledges this woodland area is privately owned and has no public access.

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		right to seek Counsel Opinion with regard to this matter and its future implications. Moreover, the designation of the Land as a 'buffer' is entirely unnecessary and unreasonable considering the existing mature trees and hedgerow boundary along the north-eastern boundary of the Land and the A35. In summary, my clients object to the designation of the Land as a 'buffer', particularly in relation to the trees within the site's boundaries as this may restrict the future viability of the site for commercial forestry purposes or for any other future use. Further, the land is in private ownership and is not accessible to the public. The designation of the Land as a 'buffer' is considered unnecessary and unreasonable considering that the existing mature trees and hedgerow boundary along the north-eastern boundary of the land, adjacent the A35, already provides an effective, substantial, and well-established buffer to reduce noise and particulate pollution. The existing landscape buffer is already similar/equal in width and depth to that proposed for the allocated Land of George Lane (under draft Policy HD3) further rendering the designation of the entirety of the Land as a buffer unnecessary.	

Ref No.	NP Section	Response to the content of the Plan	Steering Team Conclusion and Action Taken
		8. Small Scale Renewable and Low Carbon Energy	
R6	Small scale renewables	PV panels etc I would like to see a general planning by law which protects the investment made by a home owner from a neighbouring property or subsequently planted trees interfering with the light reaching the panels. I believe this has been done somewhere.	Can planning prevent trees obstructing Solar panels? Good point and noted. The KPC will investigate outside of the KNP. No change required.
R10	Small scale renewables	George Lane + Whitford Rd. all sounds good, important for all buildings to be energy efficient, using current technologies and renewables.	Supports the location of the two development sites: HD3 & HD4. Also calls for dwellings to incorporate latest energy efficient technologies. No change required.
R14	Small scale renewables	Could all new builds be required to include solar panels on the roofs?	Can all new builds be required to include roof solar panels? The KNP encourages and supports small scale renewable or low carbon energy schemes. In discussion with EDDC they have informed us that this is not possible, also in some instances roof solar panels are unfortunately not practical. No change required.
		END	

Environment Agency Response

EMail from Angela EDDC 26 02 2021

Kilminster Neighbourhood Plan Published

- For your information Kilminster Parish Council has published the draft Kilminster Neighbourhood Plan as part of the formal Regulation 14 pre-submission consultation process. It can be accessed and downloaded, together with all the supporting documents, on the Kilminster Village Website: www.kilminstervillage.com

- A feedback form can also be downloaded from the website and hard copies are available in the phone box library on Jubilee Green, Kilminster. Using this form will help us to efficiently review your comments.

- We welcome all your comments on these proposals and policies.

- All feedback received by the end of the consultation period 28th February 2021 will be considered by the Parish Council. A planning judgement will be taken and a decision will be made over whether or not to amend the Plan in response to each representation before the Plan is submitted to East Devon District Council for further consultation and on to independent examination.

- Please email feedback forms to: np@kilminstervillage.com or by post to The Clerk to the Parish Council, Tower View Fruit Farm, Offwell, EX14 9RW.

- Individuals' comments will be anonymised in the 'Report of Comments Received', which will be made public following consultation. It will be helpful for us to understand where in the Parish you live in relation to some Plan proposals. You may also wish to provide your details to be contacted in the future about progress with the Plan. Organisations, agencies, private businesses and consultants etc. will normally be named. If you are representing one of these and you would prefer that your response should be anonymised, please advise us on the form. Any contact information you may provide will be held on a database and used to assist in the preparation of planning documents. The information will be used in accordance with the Data Protection Act (2018) and the data privacy policies of Kilminster Parish Council.

- Hard copies of the full draft Plan are available to read in The Beacon, St Giles Church and in the phone box library for loan. If you want a hard copy and can't source one please contact Adrian Jenkins, Kilminster Parish Clerk, Tower View Fruit Farm, Offwell EX14 9RW Tel: 01404 43220 or email: np@kilminstervillage.com

- Kilminster Parish Council 17 December 2020

[Dear Angela,](#)

- [Thank you for your consultation of 7th January 2021 providing us with the opportunity to comment in respect of the Kilminster Neighbourhood Plan SEA/HRA screening opinion.](#)

-

In general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. Otherwise we consider that any potential for environmental effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.

Please note, this is a standard response. If you consider the plan will result in significant environmental effects please re-consult us.

We are planning to review and provide comments on the Regulation 14 draft of the Neighbourhood Plan.

- Kind regards,

- Harriet

- Harriet Fuller

Planning Advisor, Sustainable Places

Environment Agency | Manley House, Exeter, EX2 7LQ

Stat 5 Natural England

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Regulation 14 Draft Kilminster Neighbourhood Development Plan Landscapes: We note that the allocated sites outlined in Policy HD3 and Policy HD4 are located within, or close to the boundary of, the East Devon Area of Outstanding Natural Beauty (AONB). To justify these policies we recommend that the submitted Neighbourhood Plan references the landscape assessment work carried out for Kilminster in consideration of the East Devon Villages Plan 2014¹. The impact of the proposed developments on the protected landscape needs to be assessed, and any necessary mitigation measures incorporated into the policy text Water Quality: The River Axe Special Area of Conservation (SAC) has been identified as being at risk from increased development, with Kilminster STW potentially contributing to adverse effects on the SAC through phosphorus (p) discharges.

It might be advisable to include a clause in the allocation policies or provide a cross-reference to Policy EN19 in the East Devon Local Plan 2013-2031², which seeks to ensure water quality issues such as this are addressed, stating that permission can only be granted for new developments where the sewage treatment can be proven adequate.

A Habitats Regulations Assessment (HRA) screening report has been submitted for comment to Natural England by East Devon District Council, who will be advised of these catchment issues and the need to consider the impacts of phosphates on the River Axe SAC, from proposed developments, in their test of likely significant effects.

Additionally, please find the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan, which includes landscape assessment of proposals within protected landscapes.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Naomi-Beth Dixon. For any new consultations, or to provide further information on this consultation please send your correspondence to consultations@naturalengland.org.uk.

¹ <https://eastdevon.gov.uk/planning/planning-policy/other-plans/villages-plan/village-document-library/villages-plan-2014/#article-content>

² <https://eastdevon.gov.uk/planning/planning-policy/local-plan-2013-2031/>

Historic England Response

From: Planning Policy <PlanningPolicy@eastdevon.gov.uk>

Sent: 26 February 2021 18:32

To: 'np@kilmingtonvillage.com' <np@kilmingtonvillage.com>

Cc: 'pball@kilmingtonvillage.com' <pball@kilmingtonvillage.com>

Subject: Kilmington Neighbourhood Plan Regulation 14 Consultation

Dear Adrian and Peter

Please find attached our combined informal officer response to the above for your consideration.

We hope this proves useful and we look forward to working with you going forward.

Kind regards
Angela

Angela King MRTPI
Neighbourhood Planning Officer
East Devon District Council
aking@eastdevon.gov.uk
Direct: 01395 571740
Switchboard: 01404 515616

Typical working days: Monday to Thursday

www.eastdevon.gov.uk
Blackdown House, Border Road,
Heathpark Industrial Estate, Honiton, EX14 1EJ

Dear Angela

Many thanks for your consultation on the SEA Screening for the emerging Kilmington Neighbourhood Plan.

I can confirm that we have received a Regulation 14 consultation from the community and I attach our response sent today.

You will see that it highlights the need for enhanced heritage evidence to substantiate the site allocations in proposed policies HD3 & HD4. While these may in fact not generate any harmful impacts on relevant heritage assets our view is that the Plan and its available evidence base at present does not allow for such a conclusion to be drawn nor an adequate demonstration of conformity with overarching policy for the protection and enhancement of the historic environment.

In considering your SEA Screening Report we note that it is considered that the Plan will not generate significant environmental effects and that a full SEA is therefore not required. However, the Report does not substantiate its conclusions with evidence. Given that case law has determined that even relatively minor impact of development on nationally designated heritage assets can be deemed sufficient to trigger the need for a full SEA - notwithstanding any similar exercise associated with a Local Plan - regrettably we are unable to concur with the view that a full SEA is not required.

That is not to automatically assert that a full SEA is required; only that an absence of suitable evidence precludes any conclusion on the Screening as it stands unless it is decided to pursue SEA on a default basis. You will see from our Regulation 14 response that we have provided guidance to the community and recommended its use in order to address this need. Given the few heritage assets likely to be affected by the sites in question the assessment exercise can probably be relatively straightforward and simply undertaken. Indeed, written confirmation from your authority's conservation officer as to the suitability from a heritage perspective of the sites for development in the manner proposed can if necessary constitute acceptable evidence.

Should more evidence become available we would be happy to review and update our advice accordingly.

Kind regards
David

David Stuart | Historic Places Adviser

Historic England | South West

1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ

Historic England

Subject: Kilmington Village Neighbourhood Plan Regulation 14 consultation

Date: 17:15, 17th Feb 2021

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>

To: np@kilmingtonvillage.com <np@kilmingtonvillage.com>

Dear Kilmington Parish Council

Thank you for your Regulation 14 consultation on the Pre-Submission version of the Kilmington Neighbourhood Plan. From our records it would seem that this is our first involvement in the preparation of this Plan and we welcome the opportunity to advise on its emerging contents.

The focus of our attention when considering such Plans is where it is proposed to allocate sites for development. These have the most potential to affect the significance of heritage assets and so we look to see that the Plan's evidence base has adequately considered what impact proposed site allocations might have to inform the appropriateness of their selection and for demonstration that sufficient conformity exists with overarching policy in the National Planning Policy Framework (NPPF) and Local Plan for the protection and enhancement of the historic environment.

We note that the Kilmington Plan proposes to allocate sites for housing development in policies HD3 and HD4. These selections are informed by previous SHLAA activity undertaken to inform the Local Plan. However, the level and depth of investigation carried out in SHLAA preparation can be insufficient to adequately inform site allocations from a heritage perspective; generally, the more detailed and specific the nature of the site allocations the more detailed and specific the associated heritage evidence needs to be.

For this reason we have produced guidance on such themes as Site Allocations, and the Setting of Heritage Assets, to help those preparing Plans ensure that their methodology is best able to discharge the statutory requirements of the NPPF. In addition, we have prepared guidance on Strategic Environmental Assessments (SEAs), which is useful as where Plans wish to allocate sites a full SEA may be required, and on Neighbourhood Plans. All this guidance can be accessed on our website via the following links:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

There is no evidence within the Plan to indicate from a site assessment point of view whether and how any potential for impact on heritage assets arising from the proposed allocations in policies HD3 & HD4 may have been identified and evaluated. We could also not find any relevant evidence to this effect on the Plan's

website, not details relating to the previous SHLAA activity. The Village Character Assessment and Village Design Statement – though both commendable - do not consider relevant heritage assets in a way conducive to the statutory needs of the Plan's preparation.

For example, site HD4 lies near to the Grade II* St Giles Church and the eastern boundary of the Conservation Area. Development of the site may well have potential to affect the settings of these designated heritage assets but we could find no information to indicate whether such an exercise to explore this has been undertaken.

We would therefore encourage your community to review its site allocations in HD3 & HD4 using the guidance referred to above. This will ensure that the evidence base supporting the Plan allows it to demonstrate appropriate conformity with overarching policy for the protection and enhancement of the historic environment at the time it is formally submitted for Examination.

Otherwise, while we have no specific comments to make on the other policies within the Plan we are pleased to note how much your community values the distinctive historic character of the Plan area and how this is reflected in those policies aimed at its protection and enhancement.

Kind regards

David Stuart

David Stuart | Historic Places Adviser

Historic England | South West

1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ

<https://historicengland.org.uk/southwest>

----- Forwarded Message -----

Subject: RE: Kilmington Neighbourhood Plan SEA/HRA Screening Assessment

Date: 12:45, 20th Sep 2021

From: Angela King <AKing@eastdevon.gov.uk>

To: 'np@kilmingtonvillage.com' <np@kilmingtonvillage.com> ; 'pball@kilmingtonvillage.com' <pball@kilmingtonvillage.com>

Dear Peter

Further to my email earlier this month (below), please find attached updated copy of the final Landscape Assessment for your records with reference to potential access off the A35 now added at bullet 'f' on page 16.

The final Heritage Assessment is as previously shared, but also attached for completeness.

Please note both documents still need some work to be made fully accessible for publishing on our website, so they may slightly alter in formatting but not in content.

It would be useful to know where you are now please in terms of the transition from Regulation 14 to 16 and if any assistance is required from us. Happy to have an update by email or we can have a call if that's easier....

Best wishes,

Angela

Kilmington Neighbourhood Plan

Landscape and Visual Appraisal for two housing allocation sites

Landscape and visual appraisal for two housing allocation sites identified in the Kilmington Neighbourhood Plan

Contents

1	Introduction
1.1	Kilmington Neighbourhood Plan
1.2	Proposed development sites
2	Baseline assessment
2.1	Kilmington overview
2.2	Landscape character
2.3	Site descriptions
2.4	Site landscape character and value
2.5	Description of proposals
3	Assessment of landscape effects
3.1	Landscape receptors
3.2	Landscape effects and assessment of impact
4	Assessment of visual effects
4.1	Site A- Visual receptors
4.2	Site A- Visual effects and assessment of impacts
4.3	Site B– Visual receptors
4.4	Site B– Visual effects and assessment of impacts
5	Mitigation
6	Conclusion
Appendix A – Site photographs	

1.0 INTRODUCTION

This report has been produced by Planning Officers of East Devon District Council to support the Kilminster Neighbourhood Plan following a request from Natural England for more information on the potential landscape impact of the development site allocations. This will assist their consideration of the proposals, so they can form a conclusion as to whether the Neighbourhood Plan is likely to have a significant environmental impact and therefore require a Strategic Environmental Assessment (SEA). This preliminary Landscape and Visual Assessment is a simplified format intended to provide an overview of the current baseline conditions and likely landscape and visual effects arising from the development of the two sites based on the limited design information available at this stage. Full assessments will be required as part of any future planning application on the sites.

1.1 Kilminster Neighbourhood Plan

The Neighbourhood Plan aims to allocate two sites for development to meet the needs of local people. Both sites are located on the northern side of the village, close to the A35 and local facilities. In total 20-24 houses are proposed across the two sites, a mix of tenures and types intended to provide affordable housing, family homes, self-build opportunities and housing to meet the requirements of older people. Both sites were previously considered for development in a draft version of the East Devon Villages Plan in 2014, but did not proceed any further due to changes made to the Plan which no longer sought to allocate land for development in the villages. It should be noted that an affordable housing scheme has since been built on part of the field, the remainder of which is Site A.

The Neighbourhood Plan group are pursuing both sites in the Neighbourhood Plan, predominantly using the evidence base produced to support the allocation in the draft Local Plan and Villages Plan, alongside various consultation exercises undertaken with the local community. The Plan below (not to scale) is taken from the Neighbourhood Plan and shows the two sites in context.

1.2 Proposed development sites



Figure 1- Proposed development sites - location and context

Site A (Land off George Lane and adjacent to Dares Field) (shaded pink and labelled Dares Field on the plan above) is allocated for around 14 dwellings, at least 50% of which must be affordable. 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. This site provides an opportunity to create improved connectivity by foot and bicycle routes from the western half of the village to the eastern side where most amenities and facilities are located. This will enable safer routes avoiding the narrow lanes which do not have pavements. The site's location also presents an opportunity to reinforce the boundary with the A35 through planting and landscaping, reducing noise and pollution, enhancing amenity for residents and also enabling a positive response to the group's desire to enhance the "green corridor" on the edge of the village and along the A35. The Policy relating to this site is appended to this review.

Site B (Land off Whitford Road, north of The Beacon church) (shaded pink and labelled E407 on the plan above) is allocated for the development of 6-10 smaller bungalows depending on design and layout. The site is in a particularly favourable location to respond to the needs of the elderly through provision of housing to enable downsizing and also fully accessible housing by design. The site is flat and very close to local amenities and facilities. The Policy relating to this site is appended to this review.

2 BASELINE ASSESSMENT

2.1 Kilmington - overview

Kilmington lies immediately to the south of the A35 approximately 2km southeast of Axminster. The 1890 OS map shows it comprising a small cluster of dwellings to the south of St Giles Church with two smaller hamlets, Silver Street and The Hill, to the west with numerous orchards around. Extensive expansion and infill through the 20th century has led to amalgamation of these settlements and more recently larger scale commercial development has taken place along the A35 to the northeast of the main village. Nevertheless, the village retains much historic character such as road patterns and boundary treatments and notable field parcels within the built-up area boundary that remain undeveloped. The village is well served by community facilities including village hall, shop, pub, primary school, two churches, allotments and a large recreation ground close to its centre.

The village sits on the gentle mid-slopes of the lower Axe valley. The landform rises more steeply to the west to Shute Hill and Kilmington Hill, which are mostly covered by conifer plantation, and drops to the north and east to the Varty and Axe rivers respectively. There are open views to the east across the Axe valley to Trinity Hill on the opposite ridge 5km distant; northwards, beyond the Varty valley, to the Blackdown Hills and to Shute Hill to the southwest. The A35 is generally well treed to both sides in the vicinity of the village.

Most of the village falls within the East Devon AONB which extends as far north as the A35. The southern boundary of the Blackdown Hills AONB in the vicinity of the sites lies a little to the north of the A35. A conservation area is designated around St Giles church and an area to the west and south of it.

The proposed sites for housing to meet local need as identified within the Neighbourhood Plan are situated to the northern edge of the village, both are outside of, but adjacent to, the built up area boundary and are described in detail at section 2.3 below.

2.2 Landscape character

The East Devon and Blackdown Hills Landscape Character Assessment identifies three landscape character types (LCTs) within the parish of Kilmington:

- LCT 3A- Upper farmed and valley slopes
- LCT 3B – Lower rolling farmed and settled slopes
- LCT 3C– Sparsely settled valley floors

These are shown in figure 1 below. Both sites fall within LCT 3B - Lower rolling farmed and settled slopes. The key characteristics of this LCT relevant to the two sites are:

- Gently rolling landform, sloping up from valley floor
- Variable size fields with wide, low boundaries and irregular pattern
- Pastoral land use, often with wooded appearance
- Many hedgerow trees, copses and streamside tree rows
- Settled, with varied building ages, styles and settlement size
- Much use of stone as building material
- Winding, often sunken lanes
- Tranquil and intimate

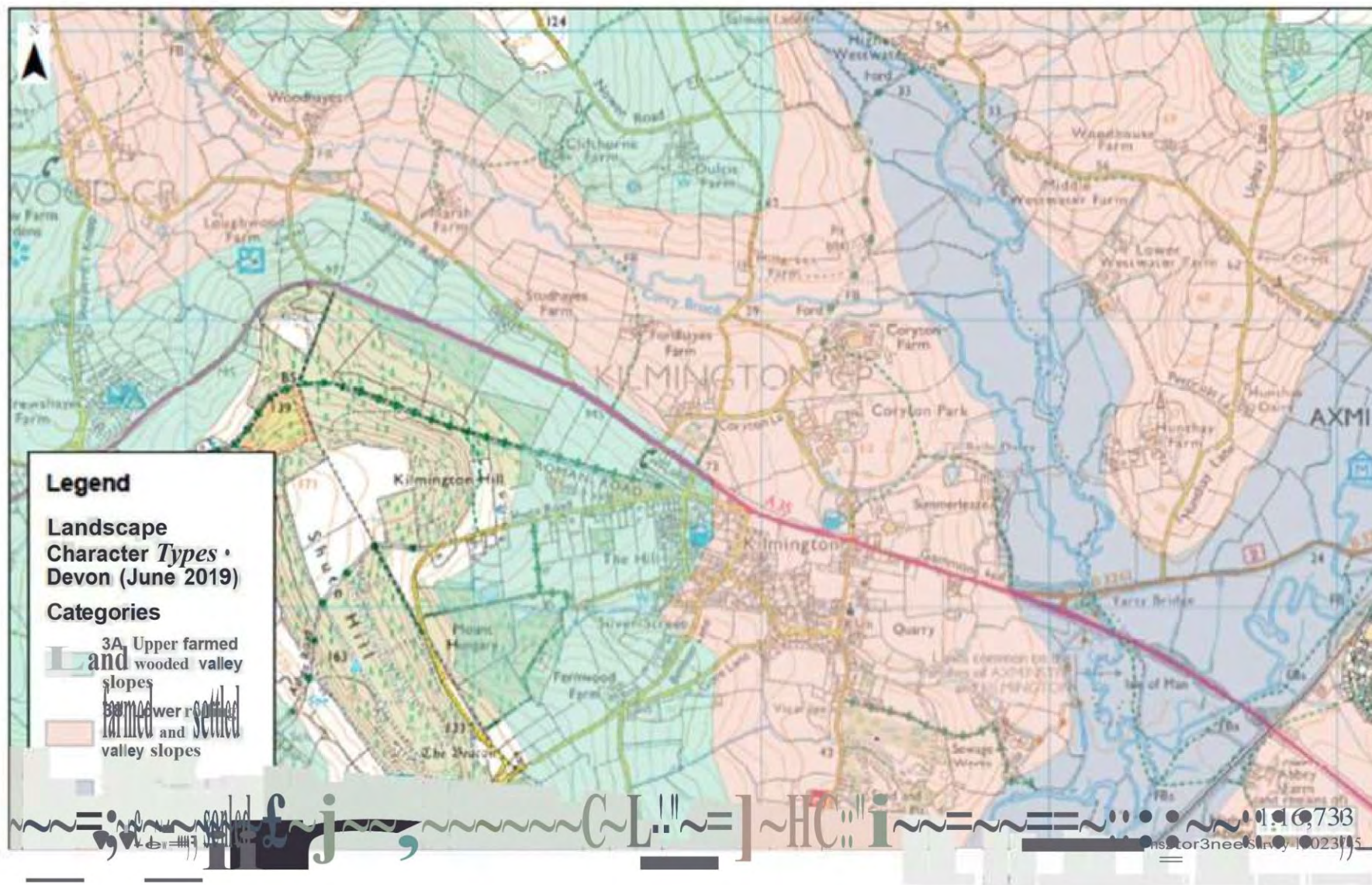


Figure 2- Kilminster Landscape Character Types

Relevant management guidelines given for this LCT are:

Past and current forces for change:

- Pressures for incremental growth around the edges of villages can affect the setting of villages and how they are seen in the landscape. Settlement expansion is particularly noticeable where its form is at odds with the traditional settlement pattern. For example, a linear expansion to a nucleated village, or expansion higher up a valley side.
- Light pollution, particularly bright lights in farm yards/ buildings.

Future forces for change:

- Tree loss, particularly ash in areas of more calcareous soils.
- Continued development pressure.

Protect:

- Historic buildings and their settings.
- Rural lanes, resisting pressure for widening or non-essential signage.

Manage:

- Field patterns, by repairing degraded hedgerows, promoting traditional hedgerow management, and also retaining/ planting hedgerow trees.
- Replace lost ash trees with alternative species.
- Traditional orchards, supporting restoration where possible.

Plan:

- The location and form of any settlement expansion to be sensitive to existing road patterns and settlement form. For example, avoid ribbon development on the edges of nucleated villages.
- Retain distinctive entrances to villages (e.g. cuttings through sandstone banks) and consider how village approaches and entrances could be enhanced.
- Choose building materials which fit with the existing palette, taking particular care if considering bright or reflective surfaces.

2.3 Site descriptions

Site A (Land to north of Dares Field)

The site comprises an 'L' shaped field of improved grassland extending to 0.55Ha situated immediately to the south of the A35 and east of George Lane. The site is gently sloping with an easterly aspect. Land use to the west and south is residential. A larger field to the east separates and screens the site from further residential and commercial development to the east. To the north of the A35 land use is agricultural.

The northern site boundary comprises an historic hedgebank with some stone facing evident, topped by a mixed native hedge with a few mature trees including oak and ash and an open ditch to the field side. The western boundary is similar with two mature oaks, one stag-headed, and a small access on to George Lane. The eastern boundary consists of an irregular line of medium sized multi-stemmed ash and some relics of a low stone wall with numerous gaps. The southern site boundary comprises a recently formed hedgebank with young native mix planting constructed as the boundary to a recent small new housing development. Site access is presently from a field gate off the A35 situated in the northeast corner of the adjacent field to the east. Additionally there is a small breach (possibly an earlier access) about 2m wide in the western boundary off George Lane.

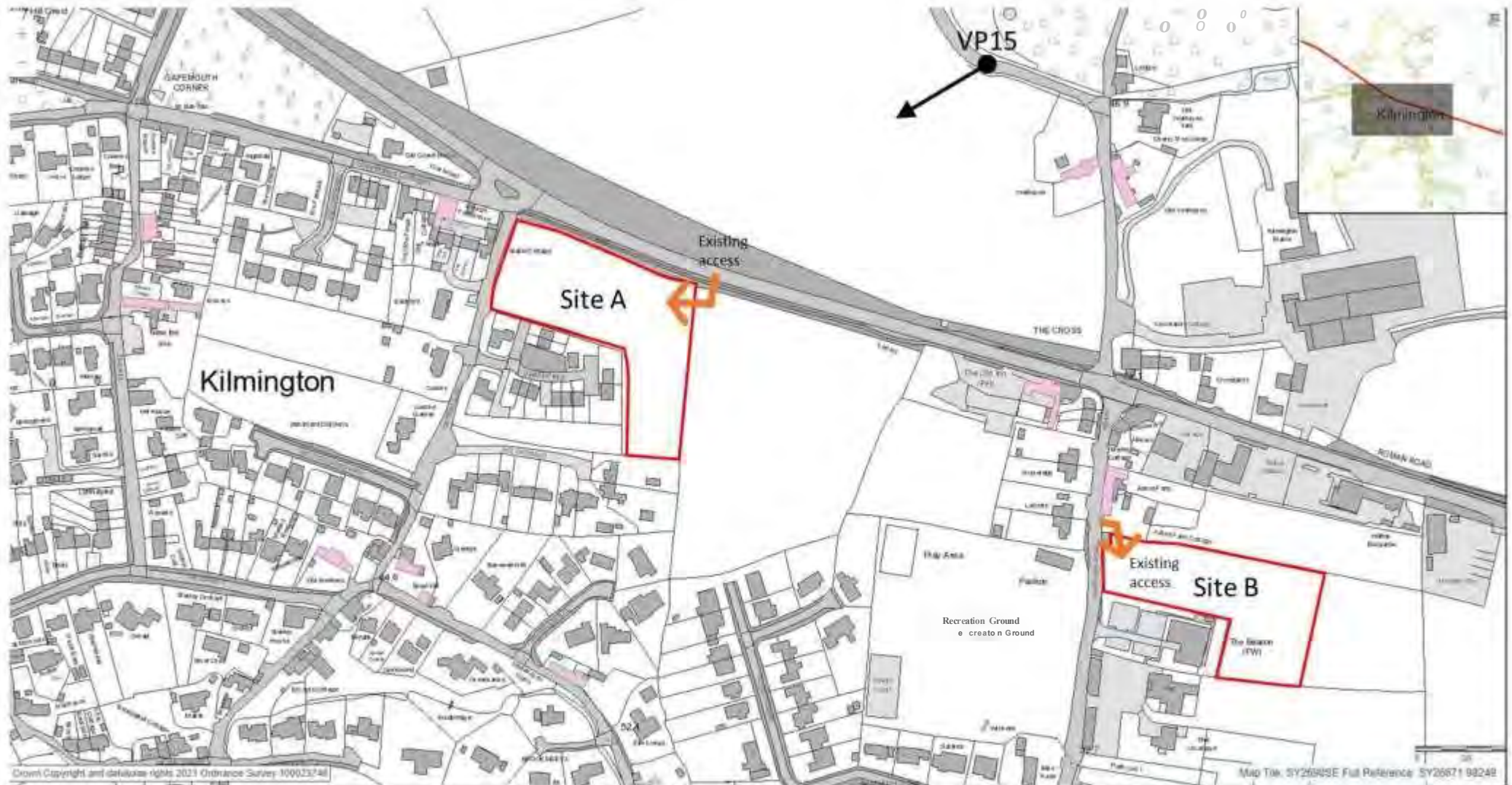


Figure 3- Site context plan - listed buildings shown pink, view point 15 (appendix A) shown black

A low voltage overhead electrical supply crosses the site from the northwest to the southeast corner. There are no other physical features within the site.

There are long distance views eastwards from the site to Trinity Hill. Axminster is visible to the northeast and there are filtered views to the north towards the Blackdown Hills. Views to the west and south are constrained by existing development, landform and tree cover.

There is currently no public access within the site. There is a good network of public rights of way around the village but due to landform, intervening vegetation cover and buildings none appear to afford views into the site.

The main views into the site from publically accessible land are over existing hedgerows from the A35 corridor and George Lane. There are also filtered views from the minor lane northwest of Kilminster Manor. Views to the site from high ground on the Blackdown Hills to the north are generally either too distant or obscured by landform and vegetation cover to be noticeable.

A number of dwellings in the adjacent Dares Field development to the south and to the far side of St Georges Lane have windows overlooking the site. These include the grade II listed George Farmhouse situated opposite the northwest corner of the site and Vealhayes and Old Vealhayes, both grade II listed, 270m to the northeast which look towards the site.

Traffic on the A35 trunk road is a source of noise and motion which detract from the quality of the adjacent landscape and are evident from the site.

Site B—Land north of The Beacon

The site is also an 'L' shaped parcel, extending to approximately 0.53Ha situated to the east side of Whitford Road. It is part of a small field currently under grazing but which has recently been used for arable production. The land has a gently sloping easterly aspect and is bounded by historic close clipped hedgebanks to the north and west. The southern boundary hedgebank adjacent to The Beacon has only recently been established. The eastern site boundary is open to the remainder of the field to the east. Access is currently from an existing field gate in the northeast corner off the drive access to the side of Ashes Farm. The site abuts agricultural land to the east. A further narrow field to the east separates the site from commercial development land adjacent to the A35. The recreation ground is situated on the opposite side of Whitford Road to the west and The Beacon Church is situated to the south.

Views to the east are limited by trees and hedgerows to the eastern field boundary although there are long distance views over this to Trinity Hill. Axminster is visible to the northeast and there are filtered views to the northeast towards the Blackdown Hills over the roofs of commercial buildings to either side of the A35. Views to the west and south are constrained by existing development, landform and tree cover but the ridge line of Shute Hill is visible to the southwest.

There is currently no public access within the site. There is a good network of public rights of way around the village but due to landform, intervening vegetation cover and buildings none appear to afford views into the site, the only publically accessible views being from Whitford Road along the site frontage, the eastern edge of the recreation ground and the car park of the Beacon to the south.

2.4 Site landscape character and value

The gently sloping small field pattern and native hedgerow boundaries with trees evident at both sites are reflective of the landscape character of adjoining countryside but both are also clearly influenced by adjacent development and modern influences that detract from this.

Site A is situated in the nationally designated AONB. It is also more prominent as a gateway-point into the village and the two mature oaks on its western boundary are noteworthy features. The site is considered to have a medium to high landscape value.

Site B has no landscape designations and is less prominent than site A. The site has no notable scenic, conservation interests, recreational value or other features/ associations that set it apart as special and is therefore considered to be of moderate landscape value.

2.5 Proposed works

Site A- Dares Field

The works will comprise the construction of 14 new two storey dwellings and associated open space, parking and infrastructure. The gentle slope is unlikely to entail major earthworks or retaining structures. The only clearance required will be for the formation of a new access either directly off St Georges Lane or possibly from the adjacent housing estate to the south.

Site B-Land north of The Beacon

The works will comprise the construction of up to 7-10 single storey dwellings and associated open space, parking and infrastructure. The gentle slope is unlikely to entail major earthworks or retaining structures. A new access may be required on to Whitford Road resulting in the loss of some 10m of hedgebank, although there is the possibility of widening the existing access to Ashes Farm which would not entail any roadside hedgerow loss but a short section of low masonry wall may need to be taken down.

3 ASSESSMENT OF LANDSCAPE EFFECTS

3.1 Landscape receptors (landscape designations and features with potential to be impacted by proposals)

For each site the key landscape receptors are likely to be:

- The East Devon and Blackdown Hills AONBs
- Local landscape character
- Trees and hedgerow
- Historic settlement pattern
- Tranquillity (noise, movement, light pollution)

3.2 Landscape effects and assessment of impact

The principle landscape effects and impacts for each of the receptors identified above are set out for each site below:

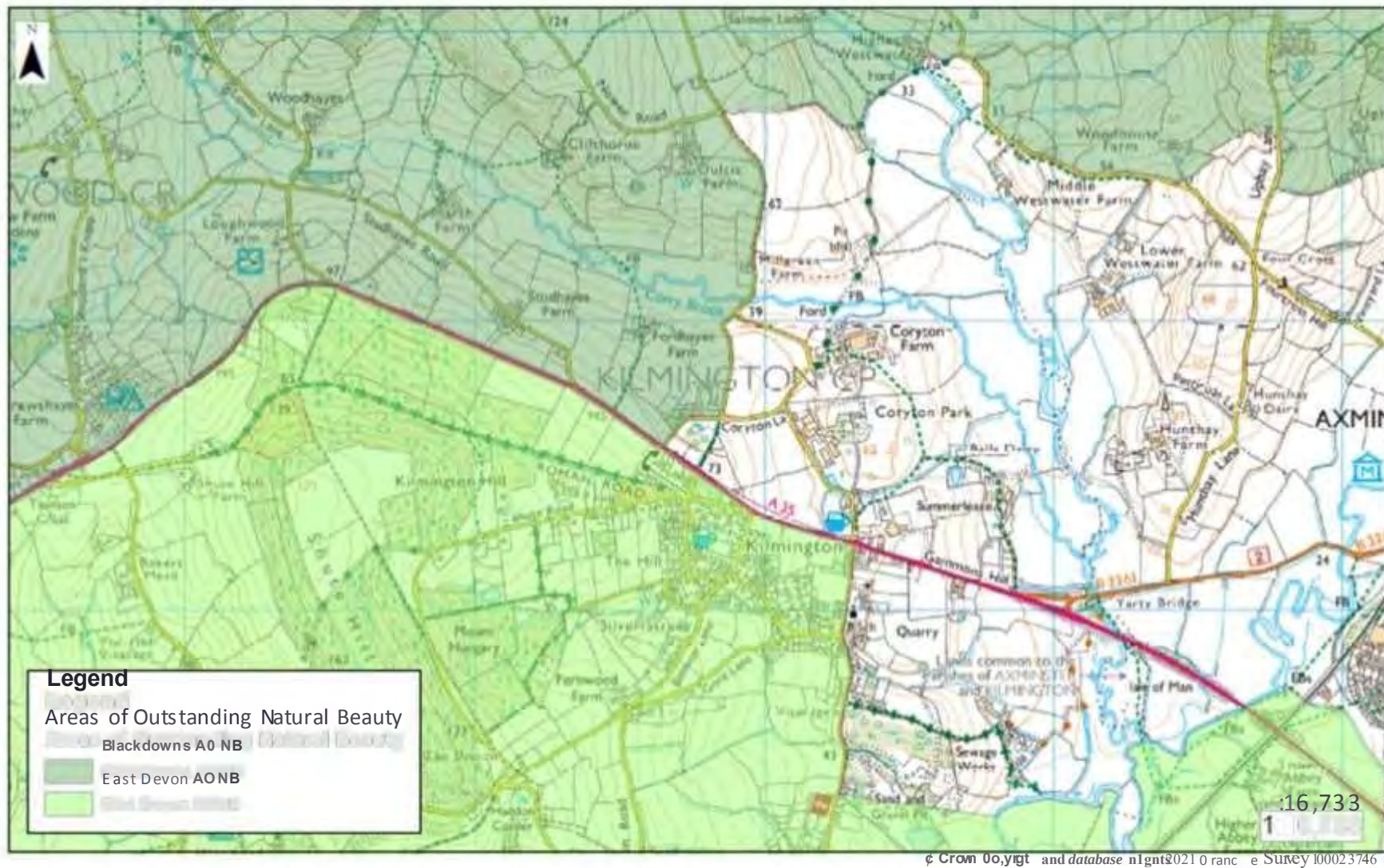


Figure 4- AONB boundaries

3.2.1 Site A Dares Field

East Devon AONB

The site lies within, but on the northern boundary of the East Devon AONB which is formed by the A35. The site is well screened by surrounding built form (mostly 20th century or later) and screen vegetation to the east, south and west and has very limited inter-visibility with countryside within the wider East Devon AONB. Existing boundary vegetation will be largely retained and the proposals will not introduce new structures or activities that are alien to the site's surroundings.

Due to the loss of a small field to buildings it is considered that the proposed development would have a low adverse impact on the special qualities of East Devon AONB.

Blackdown Hills AONB

The site lies to the south of the Blackdown Hills AONB boundary. There are filtered views to the north from the site to higher ground in the AONB. Existing vegetation to the northern boundary will be retained and reinforced. Proposed development will read as part of the existing built form of the village in views from the AONB.

It is considered that the proposed development would have a neutral impact on the special qualities of the Blackdown Hills AONB.

Landscape Character

The proposal will result in the loss of agricultural land to built development but new dwellings will be set in the context of existing development to the south and west, with the A35 to the north providing an absolute barrier to further development. There will be a localised loss of openness along the adjacent A35 corridor and George Lane. However, except for the formation of a new access, if necessary, the existing boundary hedgerows which are an important characteristic landscape feature will be retained.

The proposals are likely to have a moderate adverse impact on local landscape character.

Trees and hedgerow

Trees and hedgerow are widespread features in the surrounding landscape. There are no trees or hedgerow within the site. Boundary trees and hedgerow will be retained apart from localised removal required to form a new vehicular access. This could include the loss of a mature oak tree on the western boundary.

The proposals are likely to have a low-moderate adverse impact on trees and hedgerow.

Historic settlement

The site has no inter-visibility with the Kilmington Conservation Area. There is inter-visibility with the grade II listed George Farmhouse to the northwest of the site and development of the site will result in a loss of the last agricultural field visually linked to the former farm, although field boundaries will be retained. The site is also visible from grade II listed Vealhayes and Old Vealhayes

270m to the northeast. These views are filtered by existing trees and hedgerow to either side of the A35 which will be retained and reinforced. Development of the site would bring built form 60m closer to these properties but this would be seen against the backdrop of existing buildings with higher ridgelines to the south and west. A new access formed onto George Lane will result in some loss of historic character although this has already been compromised somewhat by existing recent development to the south.

The proposals are likely to have a low adverse impact on the setting of George farmhouse and the character of George Lane. The proposals are likely to have a neutral effect on other historic features within the village and its environs.

Tranquillity

The A35 and surrounding housing result in notable levels of activity and noise especially from vehicle movements. It is unlikely that the development of the site will add noticeably to this apart from during the construction phase. There may be a small increase in light spill from the development evident in some views from the north. Overall the proposals are likely to have a negligible adverse effect on tranquillity.

3.2.2 Site B—Land off Whitford Road north of The Beacon

East Devon AONB

The site lies just beyond the boundary of the East Devon AONB which extends west from Whitford Road. The site is well screened by surrounding built form (mostly 20th century or later) and screen vegetation and has very limited inter-visibility with countryside within the East Devon AONB. Existing boundary vegetation will be largely retained and the proposals will not introduce new structures or activities that are alien to the site's surroundings.

Due to the loss of part of a small field to buildings adjacent to the AONB boundary it is considered that the proposed development would have a negligible adverse impact on the East Devon AONB.

Blackdown Hills AONB

The site lies 1.6km to the south of the Blackdown Hills AONB boundary with intervening development between. There are filtered views to the northeast from the site over existing commercial buildings to higher ground in the AONB. Given the proposed development is single storey it is unlikely to be visible from the Blackdown Hills AONB. As such the proposals are likely to have a neutral impact on it.

Landscape Character

The proposal will result in the loss of agricultural land to built development but new dwellings will be set in the context of existing development to either side and would not extend the overall village envelope. There will be a localised loss of openness evident for a short distance along the frontage of Whitford Road and possible partial hedgerow loss to accommodate a new vehicular access. Otherwise the existing boundary hedgerows which are a characteristic landscape feature will be retained.

The proposals are likely to have a low adverse impact on local landscape character.

Trees and hedgerow

Trees and hedgerow are widespread features in the surrounding landscape. There are no trees or hedgerow within the site. Boundary trees and hedgerow will be retained apart from localised removal required to form a new vehicular access. The proposals are likely to have a low adverse impact on trees and hedgerow in the short term but with additional hedgerow tree planting the long term effect on trees and hedgerow could be low beneficial.

Historic settlement

St Giles church tower is visible from the site but otherwise there is no inter-visibility with the Kilmington Conservation Area. Ashes Farmhouse to the northeast of the site is grade ii listed and there is likely to be low adverse impact on its setting. This could be reduced by setting back the buildings from Whitford Road by 10m or so. The proposals are likely to have a neutral effect on other historic features within the village.

Tranquillity

The proximity of the A35 and nearby housing result in notable levels of activity and noise from vehicle movements. It is unlikely that the development of the site will add noticeably to this apart from during the construction phase and overall the proposals are likely to have a negligible adverse effect on tranquillity.

4 VISUAL EFFECTS & ASSESSMENT OF VISUAL IMPACT

4.1 Site A Visual receptors (people likely to be effected by changes in views arising from the development)

The following visual receptors have been identified for Site A:

- Users of George Lane – pedestrians, cyclists and motorists
- Users of A35 – principally motorists
- Users of minor lane to north of A35
- Occupants of adjacent and nearby dwellings

4.2 Site A visual effects

Users of George Lane are likely to be pedestrians, cyclists and motorists travelling at low speeds and are likely to have a medium to high sensitivity to change. The visual effects of the development are likely to be a change from open field to new houses seen from over the existing roadside hedgebank and through a new site access off George Lane with localised hedgerow loss and possibly one stage headed oak tree. New housing will cut off some distant views to Trinity Hill to the east and across the A35 to the north east. The changes are likely to be perceived over a short distance along the frontage of the site and a little beyond, are considered likely to be moderate adverse.

Users of the A35 will in the main be motorists travelling at speed past the site and are considered to have a low sensitivity to change. The site will be most visible to those travelling in an easterly direction. The existing hedgerow boundary to the A35 will be retained and reinforced to improve screening. In views from the A35 the proposed development will be seen against the backdrop of existing built form and the visual impact is likely to be low to moderate adverse.

Users of the minor lane to the north of the A35 will in the main be cyclists and motorists travelling at low speed and are considered to have a moderate sensitivity to change. New housing would be visible at a distance of 300m or so and partly filtered by intervening trees and hedgerow. The development would be seen against the background of existing built form and the overall visual impact for these receptors is likely to be negligible to low adverse.

Residents of surrounding dwellings, who are likely to have a high sensitivity to visual change, will have some views over the site from windows and gardens. Development of the site will introduce

new buildings and infrastructure into views from private dwellings where there was previously a green field and will block some more distant views to countryside. The visual impact on surrounding residents will vary according to their location and window arrangements but overall in the context of existing buildings and the A35 the visual impact on residents are considered likely to vary from low to moderate adverse with the exception to the eastern edge of Dares Field for whom the effects are likely to be high adverse.

4.3 Site B Visual receptors (people likely to be effected by changes in views arising from the development)

The following visual receptors have been identified for Site B:

- Users of Whitford Road - pedestrians, cyclists and motorists
- Users of the recreation ground
- Occupants of adjacent and nearby dwellings

4.4 Site B Visual effects

Users of Whitford Road are likely to be pedestrians, cyclists and motorists travelling at low speeds and are likely to have a medium to high sensitivity to change. The visual effects of the development are likely to be a change from open field to new houses seen from over the existing roadside hedgebank and through a new site access off Whitford Road, with localised hedgerow loss. New housing may restrict views to the east but as dwellings are intended to be single storey on this site Trinity Hill is likely to remain visible. The changes are likely to be perceived over a short distance along the frontage of the site and a short distance either side and are considered likely to be low to moderate adverse.

Users of the recreation ground are most likely to be focussed on recreational activity and changes to surroundings are of less concern. The sensitivity of recreation site users to change is therefore considered to be moderate. As the recreation ground is set above the level of the site and development is restricted to single storey the impact on views from the recreation ground to the east and northeast is likely to be limited and the visual impact on users is likely to be low adverse.

The only dwellings with notable views over the site are Ashes Farm, Ashes Farm cottage and three properties on the opposite side of Whitford Road from them. Residents are likely to have a high sensitivity to change which will comprise the construction of houses and associated infrastructure on a green field site. Due to surrounding development, the short frontage of the site, limited views to the site and given that the proposed houses will be single storey, the visual effect of the development on these receptors is likely to be low adverse.

5 MITIGATION—SITES 1&2

A range of mitigation measures have been identified to reduce the landscape and visual impact of the proposed development as set out below:

- a) Appropriate design of housing, limited to two storeys, avoid conspicuous gables and large window openings particularly to elevations facing open countryside. Appropriate materials, particularly stone elevations to properties on Site A adjacent A35 and George Lane with slate roofs. Follow guidance in Blackdown Hills AONB Design Guide for Houses.

- b) For Site A retain a 10m buffer adjacent to the northern boundary with the A35 clear of development. For site B provide a 10m set-back from Whitford Road.
- c) 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.
- d) Reinforcement and good management of existing boundary hedgerow and trees to improve landscape structure, screening and bio-diversity value. Consider advance planting and hedgerow management.
- e) Provide appropriate new native tree and hedgerow planting.
- f) For Site A consider providing vehicular access from existing housing estates to the south to avoid hedgerow/ tree loss along George Lane. (n.b. utilising the existing field access point from the A35 would also most likely be preferable to the creation of a new access directly off George Lane in terms of landscape and visual impact. However this stretch of the A35 is a trunk road and therefore under the jurisdiction of Highways England (HE) whom it is considered would be likely to oppose use of this to serve a new housing estate. Should the proposers wish to pursue this option, early contact with HE is strongly advised).
- g) For Site B consider utilising existing site access to Ashes Farm to avoid a new opening on to Whitford Road and associated hedge loss.
- h) For Site A consider establishment of orchard planting within field to east. For Site B consider orchard planting in the area between Whitford Road and the proposed building line.

6 CONCLUSION

Development of the sites will give rise to some adverse landscape and visual impacts as noted above. In the main these are assessed as low to moderate and generally the level of impacts is considered acceptable. Where greater adverse impacts are identified their effects are very localised to the sites and a range of mitigation measures are identified to help minimise adverse effects. In particular in relation to the two AONBs it is shown that the impacts on their special qualities are low or negligible.

As such the likely impacts of the proposed developments are not considered significant and the need for a Strategic Environmental Assessment should not be necessary.

Chris Hariades CMLI

EDDC Landscape Architect & Green Infrastructure Officer

Appendix A - Site photos

Site A Land north of Dares Field - Site photos



VP1 -A35 corridor looking southeast over site – proposed development area extends from road Junction to line of multi-stem ash crossing field



VP2 A35 corridor looking west along northern site boundary – Site starts in line with road sign



VP3 - View from middle of site looking west - George Farmhouse seen behind tree to right



VP4 - View from middle of site looking east. Line of multi-stem ash in mid-ground marks eastern site boundary.



VP5 -- View from George Lane looking north towards southwest corner of site.



Figure 5 VP6 - View from site looking northeast towards Vealhayes and Old Vealhayes

Site B Land off Whitford Road and north of the Beacon - Site photos



VP7 - View over site looking east from recreation ground entrance



VP8 - View of western site boundary looking south along Whitford Road



VP9 - View to site beyond car park boundary hedge looking southwest across garage forecourt on A35. Roofs of proposed housing likely to be visible over top of hedge



VP10 - View from site looking northeast over existing commercial development to Blackdown Hills in distance



VP11 - View from site looking east towards Trinity Hill in distance



VP12 - View from site looking west. Note land mark pine



VP13 - View from site to southwest, note St Giles Church tower



VP14 - Southern site boundary

Views from north of A35



VP15 - View from minor lane 300m to northeast of Site A. Existing housing to Dares Field partially visible



VP 16 –Representational view from Blackdown Hills AONB from northern end of Kilmington footpath 8, Approx 1.5-1.9km from sites



VP17- Representative view taken with 50mm equivalent fixed focal length lens from northern end Kilmington footpath 8 to represent actual viewing experience when printed at A3 and held at comfortable arms' length.

Kilmington Neighbourhood Plan

Heritage Impact Review

Introduction

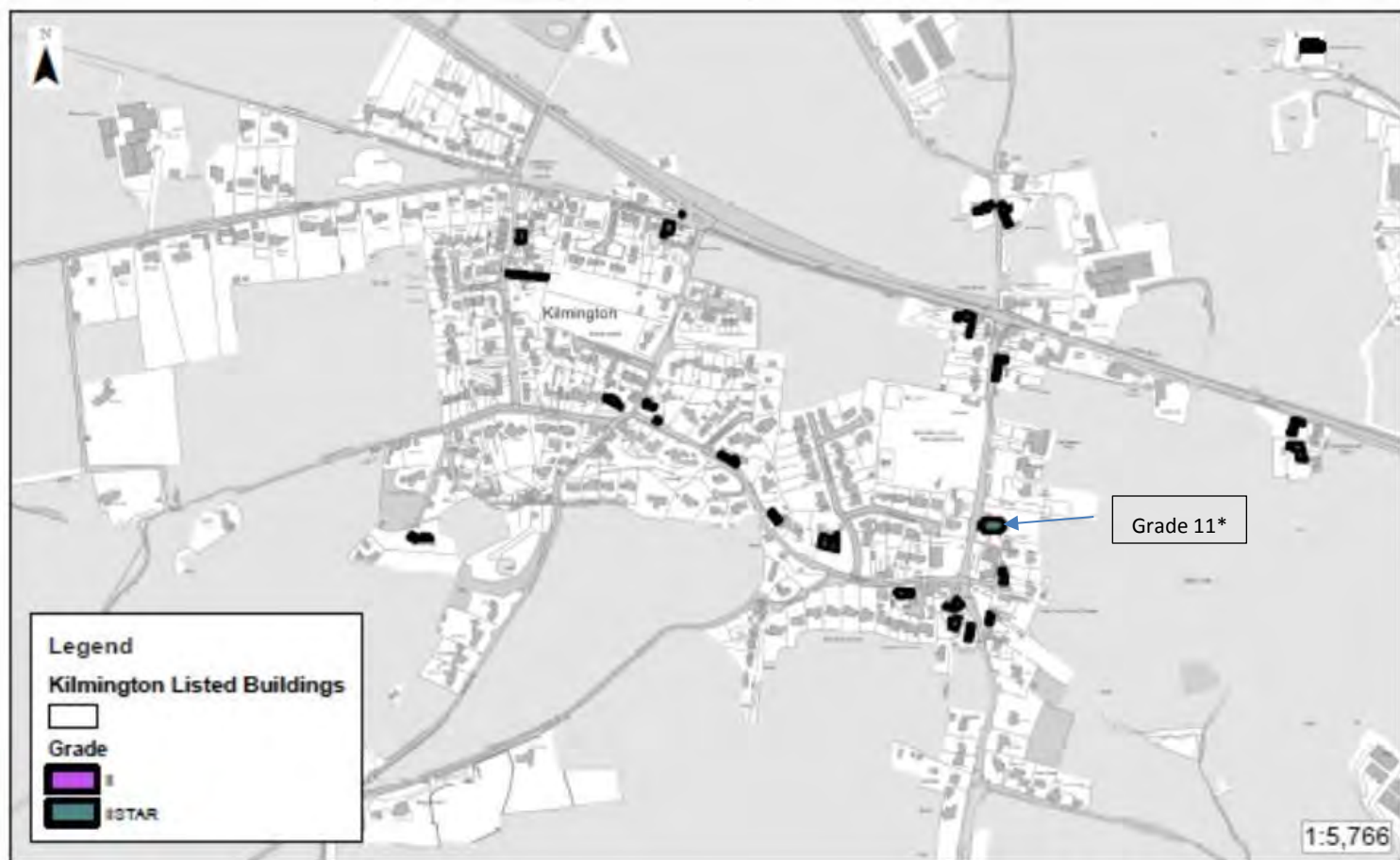
This report has been produced by Planning Officers of East Devon District Council to support the Kilmington Neighbourhood Plan, following a request from Historic England for more information on the potential heritage impact of the proposals, so they can form a conclusion as to whether the Neighbourhood Plan is likely to have a significant environmental impact and therefore require a Strategic Environmental

Assessment (SEA). The Heritage Impact Review uses information from the Devon Historic Environment Record, guidance from Historic England (particularly with regard to assessing significance and potential impact), District Council historic assets information and conservation area appraisals and a visual assessment carried out on site.

Heritage Assets in Kilmington

There are 25 listed buildings or structures in the parish, all of which are Grade II apart from St Giles Church which is Grade II*. These are listed in the table below and shown on the subsequent map. Most are located within the village and the juxtaposition between listed buildings and the proposed housing allocation sites, and potential harm arising from this, is discussed later in this assessment.

Address	Grade
Summerlease House,Gammons Hill,Kilminster,Axminster,EX13 7RA	II
Gammons Hill Farm,Gammons Hill,Kilminster,Axminster,EX13 7RA	II
Gammon Hill Cottage,Gammons Hill,Kilminster,Axminster,EX13 7RA	II
Old Cider Lodge,Kilminster,Axminster,EX13 7SW	II
New Inn,Kilminster,Axminster,EX13 7SF	II
5 Salisbury Terrace,Kilminster,Axminster,EX13 7SE	II
Newtons House,The Street,Kilminster,Axminster,EX13 7SH	II
Spout Hill,The Street,Kilminster,Axminster,EX13 7RW	II
Spout Hill,The Street,Kilminster,Axminster,EX13 7RW	II
George Farmhouse,Kilminster,Axminster,EX13 7RX	II
War Memorial,Kilminster,,	II
Whitehayes Cottages,The Street,Kilminster	II
Kent Cottage,The Street,Kilminster,Axminster,EX13 7RW	II
Old Ruggs Farm,The Street,Kilminster,Axminster,EX13 7RW	II
Brooklands Farm,The Street,Kilminster,Axminster,EX13 7RJ	II
The Stores,Whitford Road,Kilminster,Axminster,EX13 7RG	II
Ways Cottage,Whitford Road,Kilminster,Axminster,EX13 7RG	II
The Old Inn,Kilminster,Axminster,EX13 7RB	II
Westbrook,Whitford Road,Kilminster,Axminster,EX13 7RG	II
Vealhayes,Kilminster,Axminster,EX13 7RD	II
St Giles Church,Whitford Road,Kilminster	IISTAR
Brook House,Whitford Road,Kilminster,Axminster,EX13 7RG	II
Ashes Farm Cottage,Whitford Road,Kilminster,Axminster,EX13 7RF	II
Old Vealhayes,Kilminster,Axminster,EX13 7RD	II
The Old Post Office,Whitford Road,Kilminster,Axminster,EX13 7RG	II



© Crown copyright and database rights 2021 Ordnance Survey 100023748

The historic core of the village is covered by a conservation area which is also a designated heritage asset. The extent of this is shown dotted on the map below; listed buildings are indicated in pink (the stars indicate sites where primary archaeological surveys have been undertaken). The Kilminster Conservation Area is subject to a Conservation Area Appraisal and Interim review <https://eastdevon.gov.uk/media/560780/kilminsterca.pdf>. The conservation area lies to the south of both proposed allocations and is separated from them by intervening development. There will be a small degree of intervisibility with development on the western section of Site B (Land off Whitford Road, north of The Beacon) but this will be minimised by the single storey height of the dwellings, the village hall and Baptist church car parks and several hedgerows.

The Interim appraisal considers a potential review of the conservation area boundary. It states

Potential review of conservation area boundary.

The existing conservation area boundary covers the entire historic core of the settlement. Development outside the boundary is on the whole modern and does not meet the criteria for inclusion within the conservation area. Historically Kilminster evolved around two separate areas of development; the first being the historic core of the settlement around the church and the second area centred along The Hill to the north-west. This area of the village presents an attractive and distinct streetscape. This may be considered as a separate conservation area when the boundary is reviewed as part of a later consultation exercise.

At present this review has not been undertaken and there is no plan to do so in the near future. It is possible that a conservation area centred along The Hill would include Georges Farmhouse and the War Memorial and so would lie in close proximity to the Dares Field/Georges Lane allocation, with intervisibility between the two areas. Theoretically the field could be included in the conservation area if it is deemed to have historic importance or be of importance to its setting, however at this stage no conservation area has been identified.



There are no scheduled ancient monuments located in the parish.

Devon Historic Environment Records indicate there is a considerable body of archaeological material in the parish, especially associated with the original Roman Road, part of the Fosse Way, which ran from Exeter to Dorchester and can still be seen along parts of the A35 route and the byway running west from the common. The village has grown up around this route and, relevant to the allocation sites, Site A is also known as Ashen field (a Roman or medieval reference to ironworking), Georges Farmhouse opposite the site was a former coaching inn, with the Old Smithy/forge providing blacksmithing. When The Beacon, adjacent to Site B, was built remnants of old field boundaries were uncovered- these have been retained and incorporated into the existing boundary between it and the allocation.

Kilmington Neighbourhood Plan

The Neighbourhood Plan aims to allocate two sites for development to meet the needs of local people. Both sites are located on the northern side of the village, close to the A35 and local facilities. In total, 20-24 houses are proposed across the two sites; a mix of tenures and types intended to provide affordable housing, family homes, self-build opportunities and housing to meet the requirements of older people. Both sites (albeit slightly different areas as adjoining land was also included) were previously considered for development in a draft version of the East Devon Villages Plan in 2014, but did not proceed any further due to changes made to the Plan which no longer sought to allocate land for development in the villages.

The Neighbourhood Plan group are pursuing both sites in the Neighbourhood Plan, predominantly using the evidence base produced to support the allocation in the draft Local Plan and Villages Plan, alongside various consultation exercises undertaken with the local community. The Plan below (not to scale) is taken from the Neighbourhood Plan and shows the two sites in context.

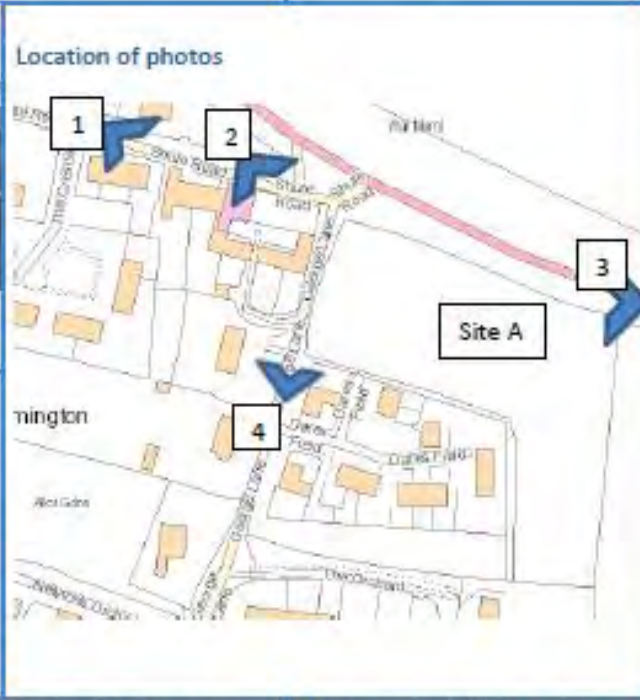


© Crown copyright and database rights 2020 Ordnance Survey 100023746

Site A (Land off George Lane and adjacent to Dares Field (marked “Dares Field” on plan above)) is allocated for around 14 dwellings, at least 50% of which must be affordable. 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. This site provides an opportunity to create improved connectivity by foot and bicycle routes from the western half of the village to the eastern side where most amenities and facilities are located. This will enable safer routes avoiding the narrow lanes which do not have pavements. The site’s location also presents an opportunity to reinforce the boundary with the A35 through planting and landscaping, reducing noise and pollution, enhancing amenity for residents and also enabling a positive response to the group’s desire to enhance the “green corridor” on the edge of the village and along the A35. The Policy relating to this site is appended to this review.

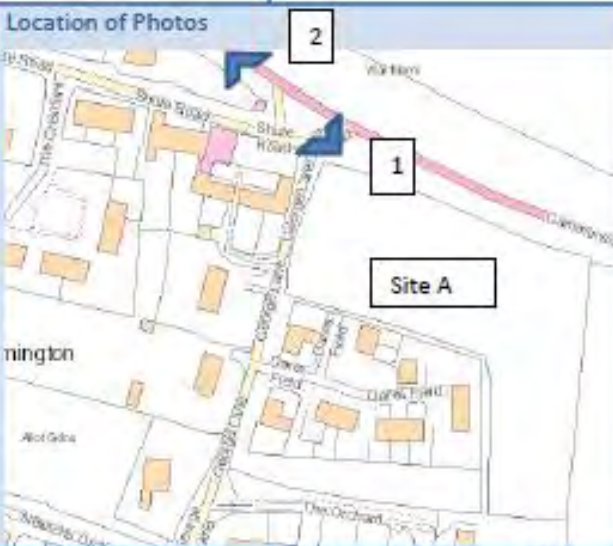
There are 3 listed buildings/structures which have been identified as having the potential to be affected due to their proximity to the allocated site. The following table outlines these assets, and assesses the extent and likelihood of any harm.

Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
George Farmhouse	Around 50m	George Farmhouse II House. Early C19. Plastered stone rubble. Bitumenised slate roof with gabled ends. Two storeys. Three bays. Sash windows with glazing bars, and flat dressed stone arches. Central doorway with panelled door and later porch. Situated at right angles to road. Listing NGR: SY2692298334	George Farmhouse is located, along with a courtyard of residential former outbuildings, prominently on the junction of George Lane, Shute Road and Gammon's Hill (A35). From Shute Road George Farmhouse adjoins the road and dominates the approach to the junction, but from George Lane only the top of the gable end is visible over the modern barn conversion roofs.	There is potential for oblique intervisibility between the new development and George Farmhouse but this is limited by hedgerow planting (existing and that required by the NP policy), existing boundary walls and by existing, intervening residential development. Dares Field already forms a backdrop of new development and additional housing is not considered to significantly detract from the setting of the Farmhouse. Setting new development away from the northwest corner of the site will significantly reduce intervisibility and will ensure that the listed building continues to be a focal point for those approaching from the east.

Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
 1  2  3  4 Location of photos 				
The War Memorial	Around 50m	First World War memorial. Erected 1921, with further inscriptions added later. Reasons for Designation Kilmington War Memorial, which stands at the crossroads of the A35 and Shute Road on the north side of the village, is listed at Grade II for the following principle reasons: Historic interest: as an eloquent witness to the tragic impact of world events on the local community and sacrifice it made in the conflicts of the C20;	The War Memorial forms a group with George Farmhouse at the junction of Shute Road, George Lane and the A35. The War Memorial is extremely prominent when entering the village from the East as it is located on its own against a backdrop of trees.	The proposed development will not impact upon the setting of the War Memorial. There will be limited intervisibility in oblique views but no impact on the main viewpoint to the east or the setting of the Memorial (which is the woodland to the west).

Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
		Design: an elegant Celtic cross enriched by raised interlace and knotwork, set on a tooled tapering shaft; Group value: with the Grade II listed George Farmhouse. History The aftermath of the First World War saw a huge wave of public commemoration with tens of thousands of memorials erected across the country. The memorial at Kilmington was unveiled in 1921, during a ceremony attended by local clergy and dignitaries. It was re-dedicated on 11th November 1947, after the names of those who had tragically lost their lives in the Second World War were added. MATERIALS: carved from granite. Description: the war memorial stands at the crossroads of the A35 and Shute Road on the north side of the village of Kilmington. It is opposite the Grade II listed George Farmhouse. The memorial comprises a granite Celtic cross, enriched by raised interlace and		

		knotwork set on a tooled tapering shaft that rises from a trapezoidal granite plinth. The front of the plinth is inscribed 'TO THE GLORY OF GOD AND IN HONOURED MEMORY OF THE MEN OF KILMINGTON WHO GAVE THEIR LIVES FOR THEIR KING AND COUNTRY IN THE GREAT WAR' followed by eleven names and the words 'GREATER LOVE HATH NO MAN THAN THIS THAT A MAN		
--	--	--	--	--

Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
		LAY DOWN HIS LIFE FOR HIS FRIENDS'. The plinth rests on a stepped square base of two stages. It is inscribed 'AND ALSO THE SECOND WORLD WAR 1939-1945' followed by three names. The memorial is raised upon an earthen mound set within a square rubble-stone retaining wall, approached by four steps at the east. NGR: SY2694098353		
 1  2  Location of Photos				
Vealhayes	300m north-east	Vealhays GV II Circa early C16 hall house with inserted floor. Long stone rubble range at right angles to road. Thatched roof with gabled ends. Two storeys. Four window range. Various later casements with glazing bars. C20 thatched porch off centre. Stone ridge chimney stack with set offs. Truncated chimney stack at front and another	Vealhays is separated from the proposed allocation by a large agricultural field, several hedgerows, a wide planted grass verge and a trunk road. It is around 15m lower in height.	No impact. Vealhays will have no relationship with the proposed site. There is slight distant intervisibility but this will be against a backdrop of existing development and will cause no harm to the setting of the listed building.

Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
		external stack at rear. Rectangular staircase bay at rear. Interior: Jointed cruck trusses, and wind braces to former open hall. Part of plank and muntin screen at higher end. Inserted fireplaces with chamfered stone jambs and chamfered timber bressummers. Stopped and chamfered ceiling beams. Listing NGR: SY2729598357		
The Old Inn	260m	Old Inn II Public house. Circa C16/17 with C18 wing. Roughcast and whitewashed stone rubble. Thatched roof with hipped ends. Two storeys. Long four/five window range. Two and three light casement on first floor with chamfered mullions and leaded panes. One C20 casement on ground floor. C20 glazed doors and C20 thatched porch in the angle with circa C18 wing projecting to left hand, the gable to road with bowed sash on each floor with glazing bars. Plank door to left. Rebuilt brick ridge stacks and stack over gable of wing. Interior: one jointed cruck truss. Stopped chamfer ceiling beams. Listing NGR: SY2727898231	The Old Inn is located on the junction of Whitford Road and the A35. It is visible for a considerable distance when approaching the village from the west but is much less prominent when viewed from the eastern approach (seen against adjoining development). An open agricultural field and the pub car park lie between the proposed site and the Old Inn and Neighbourhood Plan policy seeks a hedgerow to be planted along the roadside.	No impact. The Old Inn will have no relationship with the proposed site. There is slight distant intervisibility but this will be against a backdrop of existing development and will cause no harm to the setting of the listed building. Roadside planting will further reduce and visual intervisibility.

Conservation area	Around 300m	The conservation lies around 300 m to the south east of the site. It should be noted that the interim conservation area review raises the possibility of designating a second conservation area around The Hill, running to the north west of the site. This could lie very close to the site (or	The conservation area is of high significance to the village but of very limited significance to the site due to the distance between them and the modern intervening development.	There is no intervisibility due to considerable intervening modern development so no harm is likely to arise. If a conservation area were designated at The Hill there is potential for visual harm, however the area has yet to
Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
		possibly even include it) but no assessment or consultation has yet been undertaken.		be assessed and, in the absence of evidence to suggest it may be designated in future, this can be given little, if any weight.

Heritage Impact Summary	Potential mitigation
As concluded in the table above, there will be a limited impact on the existing heritage assets through the allocation of the site. There will be some unavoidable impact through the change of use of open land at a prominent entrance to the village, however, the immediate setting of heritage assets in the village will not be impacted.	If part of the site is intended to be given over to an open green space, there should be a preference to this being fronted onto the road, behind the new hedge, with the dwellings set back into the site. That way the site can maintain a somewhat open character and avoid distraction to views of George Farmhouse and the War Memorial from the main road junction.

Site B (Land off Whitford Road, north of The Beacon (marked “E407” on plan above)) is allocated for the development of 6-10 smaller bungalows depending on design and layout. The site is in a particularly favourable location to respond to the needs of the elderly by providing housing to enable downsizing and also fully accessible housing to the needs of the elderly through design. The site is flat and very close to local amenities and facilities. The Policy relating to this site is appended to this review.

There are 5 listed buildings which have been identified as having the potential to be affected due to their proximity to the allocated site (two are dealt with together). The following table outlines these assets, and assesses the extent and likelihood of any harm. Perspective photographs have been used to aid these conclusions.

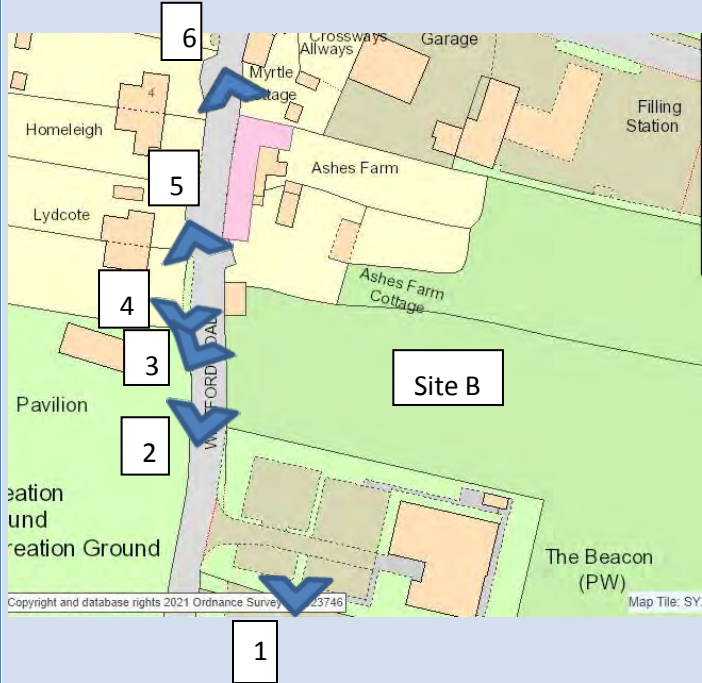
Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
Church	Approximately 150m south of the site.	Grade II* Listed Church of St Giles II* Parish church. C15 west tower. Remainder rebuilt in 1862 and designed by T.T.Bury. West tower of two stages, north angle buttresses with set offs, battlements, finials and gargoyles. Two light bell openings. Four centred arch west window and door. Polygonal stair turret on south side. Nave, north and south aisles and chancel built in 1862 in perpendicular style, and with open timber framed south porch. Coursed stone with freestone dressings, and slate and tiled roofs. Interior: four bay north and south arcades with octagonal piers, moulded capitals and double chamfered arches. Four centred arch wagon roofs to nave and chancel. Circa C15 octagonal font with quatrefoil panels. Monuments in north aisle Thomas Southcott 1735 with Corinthian pilasters broken pediment containing cartouche flanked by angels. Mrs Agnes Tucker 1788 by Harris of London, with draped urn. Royal Arms of	Very significant with tower a prominent feature in the village. The Church and Graveyard have an enclosed character due to vegetation planting around its perimeter, restricting views out from the site. Adjacent modern properties to the north of the Church (Village Hall and Baptist Church) are set back from the road, to the east of their plots so that views of the Church from Whitford Road are uninterrupted.	Minimal impact. Short range views from the Church to the site are separated by car parking and obstructed by hedgerows. New development would be seen against a backdrop of development, including an illuminated garage services and diner in the middle ground to the north east. From the site the tower can be seen over the top of the hedgerows. Photographs 1,2 and 3 were taken on March 15th 21 when they had been recently cut and were not yet in leaf. Site makes no meaningful contribution to setting of the church.

Ashes Farm Cottage	Adjacent to the site. Cottage is around 30m from the access point. There is an outbuilding	Ashes Farmhouse (recorded as Ashes Farm Cottage) II House. Circa C17. Stone rubble. Thatched hipped roof. L-shaped on plan. Two storeys. C20 casement windows. C20 door and thatched porch. Rebuilt brick ridge stack. Long circa C18, wing to south with concrete tile roof and small C20 shop window. Interior:	Ashes Farm Cottage/Farmhouse is located alongside the road immediately to the north of the site. Outbuildings within the curtilage lie between the cottage and the development site.	Minor impact from new development, provided it is single storey and located to the south and east of the site (away from the listed building). The impact would increase if dwellings are
--------------------	--	---	--	---

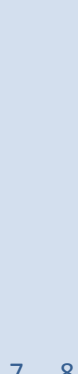
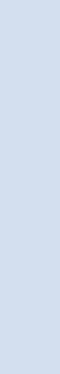
Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
----------------	--------------------------	-------------	--------------------------	----------------

	immediately adjoining the site.	stopped chamfer ceiling beams. Fireplace with chamfered bressummer. Circa C18 staircase with turned balusters. Listing NGR: SY2732298180	The predominant pattern of development in this area is of pairs of semi-detached houses set back from the road opposite Ashes Farm Cottage/Farmhouse and terraced housing to the north adjoining the junction with the main road. A paddock lies to the east of the listed building, beyond this is a modern garage service station and diner. An electricity pole with a large transformer is sited prominently at the south east of the property and this detracts from its appearance when approaching from the south.	located close to the boundary with the listed building. There will be some impact from the new access (this could be eliminated if access was taken through the Baptist Church car park). Assuming access is to be taken from Whitford Road, it would be seen in the context of numerous other accesses to housing and community buildings. Views to and from the site from public vantage points are predominately blocked by hedgerows and existing building. The electricity transformer is substantially higher than the listed building and greatly detracts from it. Undergrounding, as part of a development scheme, would represent a considerable visual benefit. Use of complimentary materials and landscaping
--	--	---	--	--

				would lessen any impact and should be requirements of any planning permission.
--	--	--	--	--

Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
			Location of Photos 	
				

The following 3 pictures were taken just prior to the construction of the Baptist Church. The proposed allocation is just beyond the temporary post and wire fence with Ash Farm Cottage in the background of pictures 6 and 8. The fence has been replaced by a Devon bank with a hedge on top and it is no longer possible to see the listed building from this location.

Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm
				

The Old Inn	110m northwest	Old Inn II Public house. Circa C16/17 with C18 wing. Roughcast and whitewashed stone rubble. Thatched roof with hipped ends. Two storeys. Long four/five window range. Two and three light casement on first floor with chamfered mullions and leaded panes. One C20 casement on ground floor. C20 glazed doors and C20 thatched porch in the angle with circa C18 wing projecting to left hand, the gable to road with bowed sash on each floor with glazing bars. Plank door to left. Rebuilt brick ridge stacks and stack over gable of wing. Interior: one jointed cruck truss. Stopped chamfer ceiling beams. Listing NGR: SY2727898231	The New Inn is located close to the development site but is separated from it by two pairs of semi-detached houses and a new terrace of three houses.	No impact. The Inn will have no visible relationship with the proposed site and cannot be seen either to or from it.
Gammons Hill Farmhouse and Gammons Hill Cottage (2 entries)	275m east	Gammons Hill Farmhouse GV II Farmhouse. Circa early C16. Roughcast stone rubble. Asbestos slate roof with gabled and half hipped ends. Two storeys. Four window range. C19 three light casements with glazing bars. Doorway off centre to cross passage	Gammons Hill Farmhouse and Cottage (formerly a cart shed) are located east of the site, separated from it by an agricultural field and two hedgerows.	No impact. Buildings will have minimal visible relationship with the proposed site and the low height and landscaping will not make new development stand out against the skyline. The listed
Heritage Asset	Proximity to Development	Description	Setting and Significance	Potential Harm

		with late C19 glazed porch. Rendered chimney stacks at ridge and gable ends. Wing at rear forming L-shaped plan. Interior: Jointed cruck trusses. Plank and muntin screens to cross passage, one with four centred arch doorway. Inserted floor with stopped and chamfered ceiling beams. Open fireplaces with chamfered bressummers. SY2766998071 Farm Building immediately north of Gammons Hill Farmhouse GV II Cart shed with hay loft above and adjoining stables. Circa C18. Stone rubble. Corrugated iron hipped roof. Two storeys. Two segmental stone arched cart bays with keystones. Large loft door above. Circa early C19 one storey and attic stable range adjoining at right angles with slate gable ended roof. Listing NGR: SY2766198106	The application site is around 15m higher than the listed buildings but the slope is gradual across the intervening field.	buildings already see the village in long range views and new development will be seen against a backdrop of existing building (including the much taller bulk of the Baptist Church.
Conservation Area	100-125m	Kilmington conservation area lies to the south of the site. It contains a cluster of Grade 11 listed buildings and the Grade 11* Church. The conservation area, together with the cluster of Grade 11 listed buildings and the Grade 11* Church together amount to a medium to high value (cumulative) significance.	The conservation area appraisal states that the following elements are leading to an intrusion or a loss of the essential qualities of the conservation areas:	- a loss of true rural character resulting from excessive recent housing development leading to suburbanisation - loss of traditional features, particularly thatch, and replacement with artificial slate and corrugated iron roofs - prominent overhead power lines - a gradual loss of original detail, especially traditional carpentry to doors and windows, and replacement with incompatible materials and finishes, including methods of coating or repointing of stone walls

Heritage Impact Summary	Potential mitigation
As concluded in the table above, there will be a potential on two existing heritage assets through the allocation of the site but these can be minimised through mitigation measures. Public views of the Church will not be impeded, although the development will be partially visible from the Church. Ashes Farmhouse could be impacted if development is permitted in close proximity to the parking area and curtilage listed buildings to the south of it. It is considered that the small scale, low height development proposed would minimise this risk.	Restricting development from the boundary with the curtilage listed building to the north of the site will minimise harm to its setting. Undergrounding electricity wires in this area will achieve a considerable visual improvement. If possible, accessing the site through the Baptist Church car park would totally avoid a new access detracting from the setting of the listed building but numerous existing accesses open onto Whitford Road and a further opening will not result in significant harm. Single storey, modestly sized dwellings in appropriate materials, combined with a landscaping scheme would minimise harm.

Conclusions

The allocation sites do not significantly contribute to the setting of nearby heritage assets due to their locations away from the majority of assets and limited intervisibility or obscured views in most instances. Significant development has recently been constructed in close proximity to both the sites (Dare's Field next to site A and the Baptist Church next to Site B) and this sets a precedent for more modern building design in the area although it should be noted that this recent development is of a high design quality and utilises local materials and traditional forms. This use of traditional materials that respect the local vernacular should be replicated in both proposed development and the layouts should respect historic settlement patterns. Building ridge heights should not exceed those in the historic core, or those of typical single storey outbuildings in the case of Site B.

With sensitive design and layout, the development of the sites will not have a significant impact on nearby heritage assets but key views into and out of the sites should be retained, for instance, views of the Grade 11* Church in particular. In both cases it is recommended that development be separated from the northern site boundaries to reduce the potential intervisibility with nearby heritage assets and any impact on their setting as well as the retention of historic boundaries (or minimal loss where their removal is essential to achieving an access). For Site A this will be facilitated by the requirement for a substantial roadside hedge, for Site B it is recommended that landscaping be implemented in association with the new access and development be set back so that impact on the streetscene and Ashes Farmhouse is minimised.

Undergrounding the very visually dominant electricity wires and transformer will enhance the setting of Ashes Farmhouse.

APPENDIX 1- SITE A

Neighbourhood Plan Policy

Policy HD2: Land off George Lane (adjacent to Dares Field)

1. Land off George Lane (adjacent to Dares Field) defined in Figure X is allocated for around 14 dwellings to enable sustainable development responding to the housing demand and needs of the local community.
2. To ensure that supply is delivered in an “organic” way which respects previous rates of delivery.
3. Proposers of development should engage with the local community and Parish Council, prior to submission of a planning application to the local planning authority, to help ensure that proposals take into account both this plan’s aims and objectives and the views of the local community.
4. Development on the site will be expected to:
 - i) subject to viability, deliver a mix of dwelling types and sizes in a proportion of affordability types which meet demonstrable up-to-date local needs to help maintain a balanced and thriving local community to accommodate the needs of younger generations and families. At least 50% ‘affordable’ housing, a mix of low cost, shared ownership, subsidised rent and an element of ‘selfbuild’ subject to meeting the requirements in Policy HD4. 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.
 - ii) provide (at least) 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:
 - a. minimise particulate and other pollution levels on the new site
 - b. minimise noise from the A35
 - c. enhance the boundary with the A35 to make a positive contribution to the “A35 green corridor” (see Transport Plan)
 - d. retain and enhance biodiversity and habitat on the site
 - iii) not harm, adversely impact or result in the loss of the existing mature trees and hedgerows on the site
 - iv) provide strategic planting and landscaping to reinforce the existing field boundary and provide a green buffer on the eastern edge of the site
 - v) provide a foot and cycle path at the southern end of the site to act as a west-east route linking land north of The Orchard with the land to the east of the development site
 - vi) relate positively to and be contiguous with the existing development on the adjacent site, particularly with regard to design, form, scale and density
 - vii) be 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
 - viii) provide safe pedestrian and cycle access on-site to help enable good access to community facilities and local services
 - ix) provide a Transport Assessment as part of the application
 - x) satisfy the requirements of the other policies in this plan.

APPENDIX 1- SITE B

Neighbourhood Plan Policy

Policy HD3: Land off Whitford Road (north of The Beacon)

1. Land off Whitford Road (north of The Beacon) defined in Figure X is allocated for 6-10 smaller bungalows to enable sustainable development responding to the housing demand and needs of the local community, with a focus on housing for local older people.
2. To ensure that supply is delivered in an “organic” way which respects previous rates of delivery.
3. Proposers of development should engage with the local community and Parish Council, prior to submission of a planning application to the local planning authority, to help ensure that proposals take into account both this plan’s aims and objectives and the views of the local community.
4. Development on the site will be expected to:
 - i) deliver a mix of elderly suitable accommodation by design that meets the needs of a range of downsizers.
 - ii) include a mix of market, sheltered and self-build* plots based on an up-to-date assessment of local need,
 - iii) be single storey,
 - iv) have a maximum 96m2 gross internal area (as defined by RICS), v) does not exceed 3 bedrooms; and
 - vi) meets accessible and adaptable standards set out in the Building Regulations and , ideally, is also suitable for wheelchair users.

The Development should:

- a. Incorporate the principles of ‘secure by design’ which may incorporate CCTV, secure access and mutual overlooking of shared space,
- b. Respond positively to the needs of the elderly which should include inside or outside communal space and a ‘dementia friendly’ design and layout,
- c. meet the requirements of Local Plan Strategy 35 and Strategy 36, where relevant
- d. provide strategic planting and landscaping to provide a green buffer on the eastern edge of the site
- e. relate positively to and be contiguous with the existing development on the adjacent site, particularly with regard to design, form, scale and density
- f. be 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
- g. provide safe pedestrian and cycle access on-site to help enable good access to community facilities and local services; and,
- h. satisfy the requirements of the other policies in this plan.

Permitted development rights will be withdrawn to ensure reasonable controls exist over future extension, 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.

Re. Kilminster Neighbourhood Plan - SEA/HRA Re-consultation

From: Angela King EDDC (Angela King <AKing@eastdevon.gov.uk>) [always [allow](#) or [block](#) e-mails from this sender]
To: Neighbourhood Plan mail address ('np@kilminstervillage.com' <np@kilminstervillage.com>) Me ('pball@kilminstervillage.com' <pball@kilminstervillage.com>)
Cc: Claire Rodway Planning (Claire Rodway <CRodway@eastdevon.gov.uk>)
[Display images below](#) | [always display images from AKing@eastdevon.gov.uk](#).

Received: 16:27, 19th May 2021 [[view source](#)]

Dear Peter and Adrian

Further to correspondence in March, and my telephone conversation earlier today with Peter, I can now advise you that we have completed the necessary additional work on assessing landscape and heritage impact of the 2 allocations proposed in your neighbourhood plan for the SEA/HRA Screening Assessment.

This has involved detailed work undertaken by Claire and colleagues in Landscape and Heritage, including site visits.

I am pleased to advise that the findings of this support the conclusions of the original Screening Assessment that neither a Strategic Environmental Assessment or Habitats Regulations Assessment are required.

However, we are now re-consulting the statutory consultees (Historic England, Natural England and the Environment Agency on a revised updated Screening Assessment report (attached).

We are obliged to give them a further 6 weeks to respond. This has been sent out today, with a deadline of 24th June, but we have encouraged responses earlier if possible.

You will find the additional work on heritage and landscape as appendices to an updated screening assessment report attached. I would like to draw your attention to various suggestions for mitigating impact which have been put forward in these assessments, and as always we are happy to discuss.

Kind regards
Angela

Angela King MRTPI
Neighbourhood Planning Officer
East Devon District Council
aking@eastdevon.gov.uk

Kilmington Neighbourhood Development Plan
Strategic Environmental Assessment
Habitat Regulations Assessment

Screening Report

Prepared by Officers of East Devon District Council

May 2021

Introduction

- 3.1 The purpose of this report is to assess the draft proposals in the Kilmington Neighbourhood Development Plan ('the Plan'), covering the whole of Kilmington Parish, to determine whether it requires a Strategic Environmental Assessment (SEA) in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended). An SEA is required under this legislation for all plans which may have a significant effect on the environment.
- 3.2 This report will also screen to determine whether or not the Plan requires a Habitats Regulations Assessment (HRA) in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended). An HRA is required when there is the potential that the implementation of a plan could cause a likely significant effect on protected European Sites (Natura 2000 sites or national site network).
- 3.3 **With regard to the SEA, the conclusion of the assessment is that the Plan is unlikely to result in a significant adverse effect on the environment, subsequently SEA is not required.**
- 3.4 **With regard to the HRA, the conclusion of the assessment is that the Plan is unlikely to result in a significant adverse effect on any Natura 2000 sites or the national site network so should not be subject to HRA.**
- 3.5 This report has been sent to the three statutory consultees designated in the Regulations (Historic England, Environment Agency and Natural England) to elicit their views on the findings.

SEA screening

- 7.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal is the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), or SEA Regulations. Detailed Guidance of these regulations can be found in the Government publication 'A Practical Guide to the Strategic Environmental Assessment Directive' (ODPM 2005).
- 7.2 The objective of SEA is 'to provide for a high level of protection of the environment and contribute to the integration of environmental considerations into the preparation and adoption of development plans with a view to promoting sustainable development'.
- 2.3 Local authorities are legally obliged to assess the Plan proposals and advise plan producers as to whether an SEA is required. To ascertain if SEA is required, a "screening" exercise has been undertaken by East Devon District Council to evaluate the proposals of the Plan against the criteria set out in the SEA Regulations. This criterion is set out in Schedule 1 of the SEA Regulations.
- Should the screening report reach the conclusion that that Plan will have a significant impact on the environment; a full SEA should be undertaken.

- If the conclusion is that a full SEA is not required, any significant variations or additions to the Plan will also be subject to screening.

2.4 An SEA has been undertaken as part of the adopted East Devon Local Plan 2013-2031 and has been taken into account whilst undertaking this screening assessment.

3.0 Kilminster Neighbourhood Plan

3.1 The Plan has been in production for approximately four years. It has undergone significant consultation and the Neighbourhood Plan Steering Group (NPSG) is currently assessing responses made to the Regulation 14 consultation.

3.2 East Devon District Council has been kept informed on progress and has offered support and guidance to the NPSG throughout and therefore can be fairly confident in the Plan's direction of travel. We have been asked to screen the draft Plan prior to submission.

3.3 The Plan is predominantly protective, recognising that parts of the parish are within one of two Areas of Outstanding Natural Beauty, that there are many important environmental features in the parish and that much of the village is designated as a conservation area.

3.4 The Plan makes two allocations for housing- one for around 14 mixed market and affordable dwellings (within but on the edge of the AONB) and one for 6-10 single level dwellings (aimed at older people, just outside the AONB) as well as permitting infill within the built up area boundary defined in the EDDC Villages Plan.

3.5 Kilminster is identified as a village with a Built up Area Boundary in the East Devon Villages Plan and is therefore considered to be a 'sustainable' settlement capable of meeting the basic everyday needs of residents and therefore suitable to accommodate some additional growth.

Figure 1: Screening assessment against the criteria for whether the Kilminster Neighbourhood Plan (and Neighbourhood Development Order) requires an SEA.

Stage	Y/N	Reason
Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government?	Y	The Plan and Neighbourhood Development Order will be prepared by Kilminster Parish Council and adopted by East Devon District Council as part of the Development Framework, subject to a successful referendum.
Is the Plan required by legislative, regulatory or administrative provisions?	Y	The Plan meets the characteristics set out in the Government's Practical Guide to the SEA Directive in that that it will be publicly available, prepared in a formal way and involving consultation with interested parties.

Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Reg 5 (2))	N	The Plan is prepared for Town and Country Planning and land use and is not considered to provide the framework for development of a scale that would fall within Annex II of the EIA Directive at a Neighbourhood Area level.
↓		
Does the Plan determine the use of small areas at local level, OR is it a minor modification of a PP subject to Reg 5 (6)	Y	The Plan will determine the use of small areas at a local level.
↓		
Is the Plan likely to have a significant effect on the environment? Reg 5 (4)	N	See screening assessment for environmental effects in table 1 of this report.

Regulations do Not require an SEA

4.0 Screening Assessment for Environmental effects

4.1 Under step 8 of the Application of the SEA directive (Table 1), in order to establish whether a plan requires an SEA, it was necessary to conduct a thorough assessment of whether the Plan is likely to have a significant effect on the environment.

4.2 The table below sets out the criteria by which the site allocation in the Plan should be judged, as outlined in the SEA Regulations.

Table 1: Environmental impact screening assesment

Criteria for determining the likely significance of effects (Schedule 1 of SEA regulations)	Is the KNP likely to have a significant environmental effect?	Justification for Screening Assessment

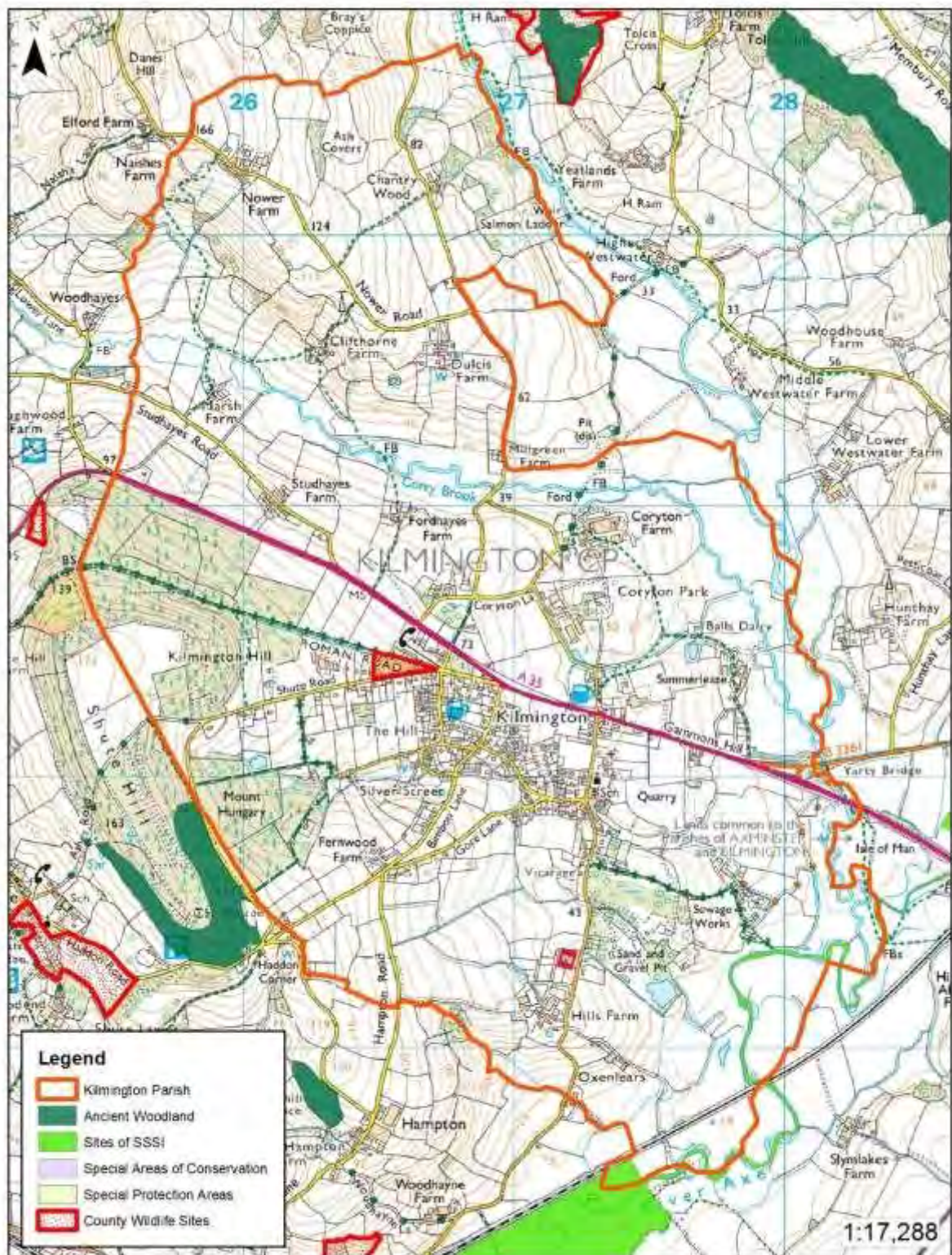
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	N	The type and distribution of development at Kilmington will support policies contained within the adopted East Devon Local Plan. Kilmington is a settlement with a Built-up Area Boundary and therefore a level of new development (commensurate with the size of the settlement and available facilities) was considered when the Local Plan was subject to SEA. The two housing allocations will be seen in the context of existing development and a detailed landscape assessment (undertaken by a qualified landscape architect) has concluded that the visual impact is not unacceptable.
The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.	N	The Plan must be in general conformity with the adopted East Devon Local Plan and have regard to national policies. It must also be compatible with EU law and the ECHR obligations.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	N	The Plan will contribute towards the achievement of sustainable development, as required by the “basic conditions” on which the Plan will be judged by at examination.
Environmental problems relevant to the plan or programme.	N	Development of the type and scale proposed should not result in environmental problems. The River Axe Special Area of Conservation (SAC) lies approximately 1km from the village, on the boundary of the parish. The River Axe has been identified as being at risk from

		increased development, with Kilmington sewage treatment works potentially contributing to adverse effects on the SAC through phosphorus (p) discharges. The Plan producers have agreed to amend the site allocation policies to provide a cross-reference to Policy EN19 in the East Devon Local Plan 2013-20312, which seeks to ensure water quality issues such as this are addressed, stating that permission can only be granted for new developments where the sewage treatment can be proven adequate. On this basis the possible effects are considered to have been addressed.
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	N	These community legislation types are not relevant to the Plan and will not need to be considered.
The probability, duration, frequency and reversibility of the effects.	Y	The Plan will influence development that will likely come forward over the Plan period and therefore any impact will be long term and not easily reversible, however this was considered in the SEA to the Local Plan and villages Plan.
The cumulative nature of the effects.	N	The cumulative effects of the Plan are not considered to have potential for significant adverse effect on the environment on the basis of the information available.
The trans-boundary nature of the effects.	N	There are not considered to be any proposals in the Plan or NDO which will have a significant transboundary effect.
The risks to human health or the environment (e.g. due to accidents).	N	There is not considered to be potential for risks to human health. The housing allocation south of the A35 includes a requirement for planting to reduce the impact of exhaust particulates on new and existing residents so an overall

		improvement will result.
The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	N	The Plan is concerned only with development within the Neighbourhood Area (which covers all of the Parish of Kilmington).

The value and vulnerability of the area likely to be affected due to: special natural characteristics or cultural heritage; exceeded environmental quality standards or limit values; intensive land-use. The effects on areas or landscapes which have a recognised national, community or international protection status.	N	Kilmington Parish contains some areas of value and vulnerability. • 33 listed buildings or structures (all Grade II except Grade II* St Giles Church) • Two ancient orchards • A County Wildlife Site • Potential archaeology • Two Areas of Outstanding Natural Beauty European sites within the parish: • River Axe SSSI,SAC A landscape assessment has been undertaken by a qualified landscape architect and has concluded that the impacts (particularly on the AONB's) are not sufficiently harmful as to make the development unacceptable. He has suggested mitigation which would further lessen the impact. A heritage assessment has been undertaken by a qualified conservationist. This concludes that the allocated housing sites will not result in an unacceptable impact on any heritage assets. Opportunities to improve the setting of a listed building adjacent to one of the housing allocations (through the undergrounding of an electricity transformer and wires) have been identified. Opportunities to minimize the impact of the development through use of traditional vernacular materials, design and layout have been identified.
---	-----------------	--

The maps below show the locations of the areas of value and vulnerability. Housing allocations and infill are proposed adjacent to/within the BUAB so listed buildings and the conservation area are shown in detail on the larger scale second map.



© Crown copyright and database rights 2020 Ordnance Survey 100023746



5.0 Conclusion

5.1 The Plan does not require a Strategic Environmental Assessment. Subject to the housing allocation Policies cross referring to Policy EN19 of the East Devon Local Plan (to ensure that the potential for phosphorous to enter the River Axe is addressed prior to development commencing) the Plan does not have the potential to result in a significant environmental impact and proposes a level of development in broad conformity with the adopted Local Plan. Allocated sites, infill and (limited) self build are proposed within or adjacent to the BUAB and this limits potential harm elsewhere in the parish. The other policies of the plan are protective in nature.

6.0 Habitat Regulations Assessment (HRA) Screening

6.1 The Regulation 14 version of the Plan forms the basis of this initial screening assessment. Any variations or additions to the aims and objectives may require a further screening. A screening report was produced as part of the production of the Local Plan and has been taken into account in undertaking this screening assessment.

6.2 The HRA needs to satisfy the following Regulation:

- Habitat Regulation 105 & 106 of The Conservation of Habitats and Species Regulations 2017 (referred to as Habitat Regulations 2017 (as amended) in this document)

The Habitat Regulations 2017 afford protection to plants, animals and habitats that are rare and vulnerable in a European context.

6.3 Habitats Regulations Assessment (HRA) is a systematic process through which the performance of a plan or project can be assessed for its likely impact on the integrity of a European Site. European Sites, also referred to as Natura 2000 sites or national site network, consist of Special Protection Areas (SPA), Special Areas of Conservation (SAC); Potential Special Protection Areas and candidate Special Areas of Conservation (pSPA and cSAC); and listed or proposed

Ramsar sites. 'Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans and projects, shall be subject to appropriate assessment of its implications for

the site in view of the site's conservation objectives'.

6.4 There are European Site(s) of relevance to the Kilmington Neighbourhood Plan within the Parish. The River Axe is a SAC and SSSI and forms a significant length of the south eastern boundary to the parish (shown red, highlighted with yellow). Natural England have been consulted on a draft of this document by the District Council and will be consulted on this version.

6.5 Of more local importance, Kilmington Common, on the north western edge of the village, is a County Wildlife Site. There are also two traditional orchards in the parish. These are located to the north and south of the parish, well outside the built up area. All of these features are highlighted yellow on the map.



Screening Criteria Questions

Is the Neighbourhood Plan directly connected with, or necessary to the management of a European site for nature conservation? No

Does the Neighbourhood Plan propose new development or allocate sites for development?

Yes, two housing sites are to be allocated and there are policies supporting limited infill and up to 10 self build houses. Kilmington is identified in the Local Plan as a village with a good range of everyday facilities and services which is suitable to accommodate an appropriate amount of housing growth. It is considered that the approach proposed in the Neighbourhood Plan is well thought out and will provide a balanced mix of housing to meet local needs, suited to the scale of the village and the facilities available. Most housing will be on the two allocated sites with the remainder being subject to strict locational criteria.

The River Axe Special Area of Conservation (SAC) lies approximately 1km from the village, on the boundary of the parish. The River Axe has been identified as being at risk from increased development, with Kilminster sewage treatment works potentially contributing to adverse effects on the SAC through phosphorus (p) discharges. The Plan producers have agreed to amend the site allocation policies to provide a cross-reference to Policy EN19 in the East Devon Local Plan 2013-20312, which seeks to ensure water quality issues such as this are addressed, stating that permission can only be granted for new developments where the sewage treatment can be proven adequate. On this basis the possible effects are considered to have been addressed.

Are there any other projects or plans that together with the Neighbourhood Plan could impact on the integrity of a European Site?

No, the Local Plan was subject to a separate HRA.

Conclusion

The Kilminster Neighbourhood Plan does not require a Habitat Regulation Assessment.

The Kilminster Neighbourhood Plan does not have the potential to result in a significant adverse impact on a European site (as defined in the Habitat Regulations 2017) alone or in combination with other plans and projects. The Plan proposes a level of development in broad conformity with the adopted East Devon Local Plan in close proximity/adjacent to the existing Built up Area Boundary identified in the East Devon Villages Plan. The River Axe SAC and SSSI lies within the parish, but potential impacts arising from phosphorous discharges must be satisfactorily addressed prior to development commencing and therefore harm should not arise.

Appendix 13 – Timeline of Events

This timeline of events is also available on the website at <https://www.kilmingtonvillage.com/news--events.html>

Timeline News from Website

2021 October

Meeting with Angela King NP Planning Office EDDC to discuss progress and seek guidance on Reg 16 content and submission.

2021 September

EDDC have informed us that Natural England have responded to say that they are now satisfied with the additional work undertaken by EDDC Planning and Landscape and Conservation officers, their methodology, evidence and conclusions of the SEA/HRA Screening Assessment. Therefore on the basis on which the assessment was undertaken – i.e. based on the draftplan and proposals at Reg 14 draft - but with some minor adjustments / mitigating measures, it is concluded that no SEA or HRA is required. We can now proceed with the Regulation 16 Submission documentation.

2021 May

National Planning, the emerging Local Plan and Neighbourhood Plans

In a webinar held by EDDC Planning the relationship between Neighbourhood Plans and the emerging Local Plan was discussed. They reported that:

The Strategic Planning Committee have shown their strong support for neighbourhood planning and acknowledged the hard work put in by communities, and the need to engage with neighbourhood planning groups on the development of the new Local Plan. They supported the recommendations for us to undertake research into and report on NP content as part of the evidence base for the Local Plan and the development of a Communications Plan for consulting and engaging with Neighbourhood Planning Groups.

The Government has published its joint response to consultations on changes to the National Planning Policy Framework and the proposed National Model Design Code, and has issued final versions of both documents.

The updated version of the National Planning Policy Framework (NPPF) replaces the 2019 version. This will be what the new Local Plan, and emerging/reviewed Neighbourhood Plans, will now be considered against. Those with emerging plans should not be unduly alarmed as a vast majority of the text and policies remain as at the 2019 version, but there are some key changes.

With specific reference to neighbourhood plans, paragraph 70 has been updated to emphasise that NPs should now give *particular* consideration to the opportunities for allocated small and medium sized sites suitable for housing in their area [my emphasis - this previously only required ‘consideration’]. There is also a stronger emphasis throughout on improving

biodiversity, and mitigating and adapting to climate change (both of which already feature strongly in many of our neighbourhood plans).

As expected, there is a significant emphasis on securing high quality (“beautiful”) design, including through design guides, codes and masterplans. At paragraph 128/129, the NPPF sets out that all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences, and that in terms of geography, these could be area-wide, neighbourhood or site-specific scale.

Neighbourhood Plans and Neighbourhood Plan groups are actively encouraged to engage in the effort to improve design quality “both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.” (paragraph 127). The accompanying Government press release stated an expectation that “Adopted neighbourhood plans will demonstrate clear local leadership in design quality, with the framework allowing groups seeking such plans to truly reflect the community’s expectations on how new development will visually contribute to their area.”

Kilminster NP progress: EDDC advise that they have completed the necessary additional work on assessing landscape and heritage impact of the 2 allocations proposed in our draft neighbourhood plan for the SEA/HRA Screening Assessment. This involved detailed work undertaken by Planning and the Landscape and Heritage officers, including site visits. The findings of this support the conclusions of the original Screening Assessment that neither a Strategic Environmental Assessment nor Habitats Regulations Assessment is required. EDDC will now re-consult with the statutory consultees Historic England, Natural England and the Environment Agency on this revised updated Screening Assessment report. They will be given a further 6 weeks to respond, with a deadline of 24th June. Various suggestions for mitigating impact have been put forward in these assessments by EDDC which we now have to consider.

2021 April

At the request of E J Dayment Ltd. Councillors Ball & Seward met with Mr Dayment to discuss his land at Gapemouth Corner following the rejection by EDDC of his planning application 20/1802/FUL to build commercial units on the site. Mr Dayment asked if the Parish Council could suggest if there was any opportunity to develop the site. Councillors Ball & Seward reconfirmed the Kilminster Parish Council views as stated in the draft NP and also the Parish Council response submitted to EDDC following his application.

2021 March

The NP Team continue to review the consultation responses received with the support of EDDC. The responses from Natural England and Historic England have asked for further site-specific assessment to be undertaken to assess the potential for harm of the allocations in particular to both support their inclusion in the Neighbourhood Plan and to more fully evidence the EDDC Screening Assessment. EDDC have reviewed the expectations set out in the responses and in the first instance have proposed to undertake the requested landscape and heritage assessment work and investigate further with their colleagues in terms of the impact on habitats.

EDDC have informed us that their Conservation and Landscape Officers continue to work on the landscape and heritage impact assessments following the Planning Officers site visit. Issues raised by Natural England regarding the River Axe SAC and phosphate levels

affect the whole catchment area in both east Devon and south Somerset. This work will take a little longer than thought.

EDDC call for sites for the Housing and Economic Land Availability Assessment (HELAA)

Responding to the call for sites for the HELAA the Parish Council have agreed to submit the two proposed development sites in the NP – land off of George Lane Policy HD3 and land off Whitford Road Policy HD4.

2021 February

Regulation 14 Pre-submission Consultation period ended on 28th February 2021

Thank you to all those who sent us comments. The feedback we received by the end of the consultation period 28th February 2021 will now be considered by the Parish Council. A planning judgement will be taken and a decision will be made over whether or not to amend the Plan in response to each representation before the Plan is submitted to East Devon District Council for further consultation and on to independent examination.

Individuals' comments will be anonymised in the report of comments received which will be made public in the coming weeks. Organisations, agencies, private businesses and consultants etc. will normally be named. Any contact information you may have provided will be held on a database and used to assist in the preparation of planning documents. The information will be used in accordance with the Data Protection Act (2018) and the data privacy policies of Kilminster Parish Council.

For any further information regarding the Plan please contact Adrian Jenkins, Kilminster Parish Clerk, Tower View Fruit Farm, Offwell EX14 9RW Tel: 01404 43220 or email: np@kilminstervillage.com.

2021 January

The Neighbourhood Plan Team are available to answer questions and discuss the draft NP with Parishioners during this consultation period. If you have any questions please contact a member of the team.

2020 December

Kilminster Neighbourhood Plan Published

For your information Kilminster Parish Council has published the draft Kilminster Neighbourhood Plan as part of the formal Regulation 14 pre-submission consultation process. It can be accessed and downloaded, together with all the supporting documents, on the Kilminster Village Website: www.kilminstervillage.com

A feedback form can also be downloaded from the website and hard copies are available in the phone box library on Jubilee Green and at The Beacon and St Giles churches Kilminster. Using this form will help us to efficiently review your comments.

We welcome all your comments on these proposals and policies.

All feedback received by the end of the consultation period 28th February 2021 will be

considered by the Parish Council. A planning judgement will be taken and a decision will be made over whether or not to amend the Plan in response to each representation before the Plan is submitted to East Devon District Council for further consultation and on to independent examination.

Please email feedback forms to: np@kilmingtonvillage.com or by post to The Clerk to the Parish Council, Tower View Fruit Farm, Offwell, EX14 9RW.

Individuals' comments will be anonymised in the 'Report of Comments Received', which will be made public following consultation. It will be helpful for us to understand where in the Parish you live in relation to some Plan proposals. You may also wish to provide your details to be contacted in the future about progress with the Plan. Organisations, agencies, private businesses and consultants etc. will normally be named. If you are representing one of these and you would prefer that your response should be anonymised, please advise us on the form. Any contact information you may provide will be held on a database and used to assist in the preparation of planning documents. The information will be used in accordance with the Data Protection Act (2018) and the data privacy policies of Kilmington Parish Council.

Hard copies of the full draft Plan are available to read in The Beacon, St Giles Church and in the phone box library for loan. If you want a hard copy and can't source one please contact Adrian Jenkins, Kilmington Parish Clerk, Tower View Fruit Farm, Offwell EX14 9RW Tel: 01404 43220 or email: np@kilmingtonvillage.com

2020 November

To fully satisfy the legal requirements for the Regulation 14 pre-submission consultation during the current period of Government Coronavirus restrictions, the Team will now:

- extend the statutory minimum consultation period of six weeks to ten weeks to give additional time for comment during the restrictions
- publish the draft Neighbourhood Plan on the village website
- produce a leaflet which provides a summary of the Plan and its main policies and deliver it to every household and business in the Parish
- print copies of the full Plan and make them available in St Giles church, The Beacon and the telephone box library for loan. In addition copies will be delivered to those who request them, if they do not use the internet
- inform by mail any developers, agents and others we are aware of, who are not resident in Kilmington but have an interest in the village, that the Plan has been published
- post notices announcing the publication of the Plan on all village notice boards
- post a notice on the 'Kilmington Now' Facebook site
- issue a press release to local media announcing the publication of the Plan
- make a further reminder of the consultation process in the February edition of the village magazine – Postscript, which is delivered to every household in the Parish
- review the opportunity to hold public discussion meetings in the village hall, if Coronavirus restrictions are eased
- provide a copy of the Plan for EDDC to display at their offices

2020 October

The draft plan was discussed and approved by the Parish Council with a request that the NP team to take it to the next stage (the Regulation 14 pre-submission consultation) as soon as

possible. Detailed discussions start with EDDC on the best way forward to satisfy legal requirements in view of the Coronavirus restrictions.

2020 September

A copy of our draft document was sent to EDDC Planning and we have now had some excellent feedback and guidance to help us further improve it before publication. Copies of the amended draft plan have been sent to all Kilmington Parish Councillors. The plan will be discussed by council members during a Zoom video meeting.

2020 May

EDDC have informed us that NP work nationally has been delayed and the date of first possible referendum is 6 May 2021 at present. Public meetings are not possible at present and guidance on appropriate consultation to meet legal requirements will be published soon.

2020 April

We are following Government guidance during the Coronavirus pandemic so The Annual Village Meeting has been cancelled together with our presentation of the Draft Neighbourhood Plan. We shall produce an edited summary of the plan and deliver printed copies to every Kilmington household, business and make it available on line. Team meetings have also been cancelled. The team continues to pull together the Plan and seek guidance from EDDC.

2020 March

Our consultant has shaped the information we supplied into a first draft plan. It is clear there is some further material needed to support this first version.

2020 February

The Neighbourhood Plan Team continues to work on the plan. Progress is good and all of our draft sections, notes and other information have now been sent to our consultant. He has the unenviable task of shaping it all into a clear and precise document that we can take forward to the next stage of approval.

We should be ready to publish the draft neighbourhood plan by the beginning of April. We'll make it available on the village website and we'll also have some hard copies for those who can't see it on-line. If you have any interest in the future development of your village you should read it to understand what is being proposed.

Our objective has been to create a plan which reflects the wishes of Kilmington residents, hence the various questionnaires and discussions that have taken place. Information is on the village website. If you have any questions, concerns, or further ideas to suggest we want to hear from you. And if you agree with what is being suggested we want to hear that too!

Later in April we'll present an outline of the plan at The Annual Village Meeting on Thursday April 23rd. Please put the date in your diary and come along to discuss and give us your views. We look forward to seeing you then, or before if you have any questions. A

Community Facilities and Amenities audit has been done by the NP Team and can be seen [here](#).

2020 January

2019 December

The Neighbourhood Planning Team is continuing to gather evidence to support the draft policies we have already written. These draft policies, which are the core of a Neighbourhood Plan, follow on from the excellent work done in the Parish Plan and Village Design Statement. We have agreed the basic layout for the Neighbourhood Plan and are now drafting the full document with the help of our consultant Stuart Todd.

The draft policies have been sent to the EDDC Planning Officer for her comments on how they align with the East Devon Villages Plan <https://eastdevon.gov.uk/planning/planning-policy/other-plans/villages-plan/>.

Next Steps:

1. When our draft NP is complete (February 2020), we shall publish it within the village and hold another public meeting to ask for feedback.
2. We shall take any feedback into account before publishing and submitting a revised document – the "Proposed Neighbourhood Plan".
3. This Proposed NP is then submitted to the EDDC who will judge if the proposal complies with all relevant legislation, publicise the proposal for a minimum of 6 weeks, submit it to various interested and statutory groups and invite comments. They will also appoint an independent examiner who will check that its contents are legal.
4. If our Proposed NP is acceptable, then EDDC takes the decision on whether to send the plan to a village referendum. We estimate that any referendum would probably take place in September 2020.

Please watch out for the draft pre-submission publication on the Village Website, hard copies will also be available on request; Also for details of the public meeting in February/March which will be announced in Postscript and on village notice boards. In the meantime, our draft Vision and Objectives are already on this website: <https://www.kilmingtongvillage.com/our-vision--objectives.html> and we welcome your feedback.

2019 November

The Kilmington Housing Needs Assessment, taken in September, has now been completed by the independent group 'Devon Communities Together'. [A copy of their report can be read here](#). The findings will be discussed further by the Parish Council and will be incorporated into 'evidence' for the Kilmington Neighbourhood Plan.

2019 October

Housing Needs Survey

Thanks to all of you who took the time to complete the recent Housing Needs Survey questionnaire. Of the 405 we delivered around the whole village, we had 160 returned, a 40% response rate. A little disappointing perhaps, by usual Kilmington standards, but nevertheless

a reasonable sample and we can use the information as evidence within the Kilmington Neighbourhood Plan. The results of the Housing Needs Survey are being collated independently by ‘Devon Communities Together’ and will be presented, together with any recommendations to the Kilmington Parish Council for their consideration. We will publish the details in Postscript and on the Kilmington Village Website as soon as they are available.

2019 September

Housing Needs Survey

In our NP we must demonstrate clearly that we are seeking to address necessary housing growth within the parish. This will help us to better manage requests for planning permission from individuals or speculative developers who wish to build in Kilmington. Our objective is to ensure that any future housing meets the needs of the existing community and future arrivals. This might include, for example, a range of types of affordable housing and housing more suitable for older people. To help us better understand the quantity and type of new housing requirements of the village in the future, we need to carry out a formal “Housing Needs Assessment”. This means that, in September, we will be asking you to complete another questionnaire about you and your family’s housing needs.

Some of you may recall that Kilmington residents completed a Housing Needs Assessment questionnaire back in 2013. This information it is now some six years old and is out of date. We have obtained a grant to undertake the survey from EDDC who have commissioned Devon Communities Together (DCT), an independent charity and part of the Devon Rural Housing Partnership, to undertake the survey. They will produce an independent report for us. It is important to stress that none of the personal information you provide in the questionnaire will be disclosed to the Kilmington NP team or the Parish Council. You will be asked to send completed questionnaires direct to DCT and their staff alone will process them. Any data published in their report will not be attributable to an individual.

Affordable Housing

For those who think they might be eligible for affordable housing, there will be an Affordable Housing section within the questionnaire that will allow individuals to provide information to DCT to check and inform them of their eligibility.

We hope you will once again give us your full support in completing the questionnaire even if you do not have a housing need. All the information is important evidence to support our Kilmington Neighbourhood Plan.

2019 July

We are progressing well putting the Neighbourhood Plan (NP) together but perhaps more slowly than we had hoped. The NP is a statement of the values and plans the parish has for its future development. When completed, it has legal standing with the planning authorities. We are being assisted in our work by an experienced consultant to ensure that our plans contain the right information and are presented in the most appropriate way.

Our consultation, with village residents at meetings and through the questionnaire, has provided excellent feedback on the key issues you feel Kilmington will face in the future. Using this information, we created a set of draft policies that will form the plan.

Right now we are gathering evidence to explain the intention and rationale for our policies. A lot of research and consultation is required to provide the necessary detailed background information. Each of our policies has to be supported by a clear, consistent, defensible and robust evidence base. Neighbourhood Plans must meet a number of legal tests, so getting your evidence base in shape is very important. When a draft plan has been developed, it has to be approved by an external examiner and the EDDC before we are allowed to proceed to a final referendum when the parish gets to say whether it wishes to adopt the plan.

We had a desk at The Village Fayre & Flower Show on 27th July, and spoke to a number of interested residents discussing various planning and traffic issues.

2019 May

In discussions with the EDDC Neighbourhood Planning Officer, he offered us the opportunity to do a Housing Needs Survey. This will provide up-to-date information on the housing needs of Kilmington residents and those with close connections to the village who wish to move here. This will be valuable evidence for our plan. Kilmington Parish Council supported this initiative and agreed we should create a tailor made questionnaire for distribution after the summer holiday period. In the meantime we continue with other evidence gathering.

2018 November

From our Objectives, we have created 'Policy Intents' which clearly state what each policy should address. From these Policy Intents we have drafted Policies which we will refine as the plan develops. We continue to investigate just what is possible within the limits of a neighbourhood plan and in groups have started the extensive task of gathering evidence to support our policies.

A Green and Open Spaces Audit has been carried out by the NP Team and can be seen [here](#).

A Countryside and Green Spaces Assessment has been carried out by the NP Team and can be seen [here](#).

2018 October

Taking Questionnaire responses and feedback from other public meetings we have established:

- [A draft Vision](#), describing what we want our neighbourhood area to be like at the end of the plan period
- [Draft Objectives](#) for the project, identifying issues that hopefully can be addressed through the neighbourhood plan.

2018 July

Stand at the Kilmington Village Fayre meeting residents to discuss the plan and get feedback and ideas.

2018 June

Publication of the questionnaire results:

- On [village website](#)
- In 'Postscript' village magazine supplement (page 14) which is hand delivered to every household in the parish, with copies in the phone box library.
- At two Public Meetings held in the village hall to present results of the questionnaire and have a general Q&A session on Neighbourhood Planning. In total 87 residents attended the two sessions.

2018 May

Three specialist NP consultants were interviewed and Stuart Todd Associates was considered the most appropriate to advise and assist the team with the project. They were established in 2012 and have provided support to over 30 neighbourhood plan groups across the south west, many in East Devon. Stuart Todd Associates have now been appointed.

2018 April Annual Village Meeting – Kilminster Village Hall There will be an update on our progress at this year's meeting and you have an opportunity to ask any questions you may have about the Neighbourhood Plan.

2018 January Questionnaires returned (215 Over 60% response) and collation of responses and analysis starts.

2017 November Questionnaires hand delivered to each household in the Kilminster Parish, mostly with verbal introduction on delivery. Personal follow up at each household by member of the KNP Team to collect completed questionnaires.

2017 February Specific topics for investigation discussed and allocated to team individuals to explore in groups or independently and report back to the group.

2016 November KNPT meeting.

2016 October First meeting of the Kilminster Neighbourhood Plan Team (KNPT).

2016 September Kilminster Parish Council agrees to recruit and form a team to examine creating a Neighbourhood Plan.

2016 January The requested designation that Kilminster parish be designated as a neighbourhood area was approved on the 15 January 2016.

2015 November KPC application made for a Designated Neighbourhood Area.