



# Ogwell Neighbourhood Plan

# 2018 to 2033



Made on the 5<sup>th</sup> April 2018



**Dear Parishioner,**

Thank you for your time and contribution in preparing the Ogwell Neighbourhood Plan.

This plan will shape the future of the area we live in and I am proud that our Neighbourhood Plan Steering Group, with a great deal of community support and engagement has progressed our plan to this submission stage.

The creation of this Neighbourhood Plan has been led by members of our community and is part of the Government's revised approach to planning, which aims to give local people more say about what happens in their area. Communities like ours have been granted this new power through the Localism Act of 2011. Ultimately we decide whether or not to adopt this Neighbourhood Plan through a local referendum.

Fundamentally this plan has a sustainability focus not a development focus, building upon the Parish Plan, seeking to preserve and enhance transport links, the natural environment and community facilities. It is driven by the natural qualities of the area.

We make no apology for a 'Green' plan. This best reflects this community's wishes, from the meetings and consultations undertaken over the past 3 years. The Plan's focus is to sustain the natural qualities of the Parish and conserve them for future generations to enjoy, by adopting safeguards to prevent ad hoc development, and to ensure that the Parish is able to provide new facilities to serve recent development.

The policies within the Neighbourhood Plan have been drafted following considerable interaction and consultation with residents. In addition to holding our Steering Group meetings in public at Canada Hill Primary School, The Ogwell Memorial Hall and The Jolly Sailor Public House, we also held a series of Exhibitions and Pop-in Sessions as well as information stands at the Ogwell Summer Fair and other community events. Views and comments received at those events have been most useful and form part of the evidence base that supports and shapes the plan.

We invite any local landowners and residents to share further thoughts and suggestions that may help deliver the aims, policies and aspirations set out within the Neighbourhood Plan.

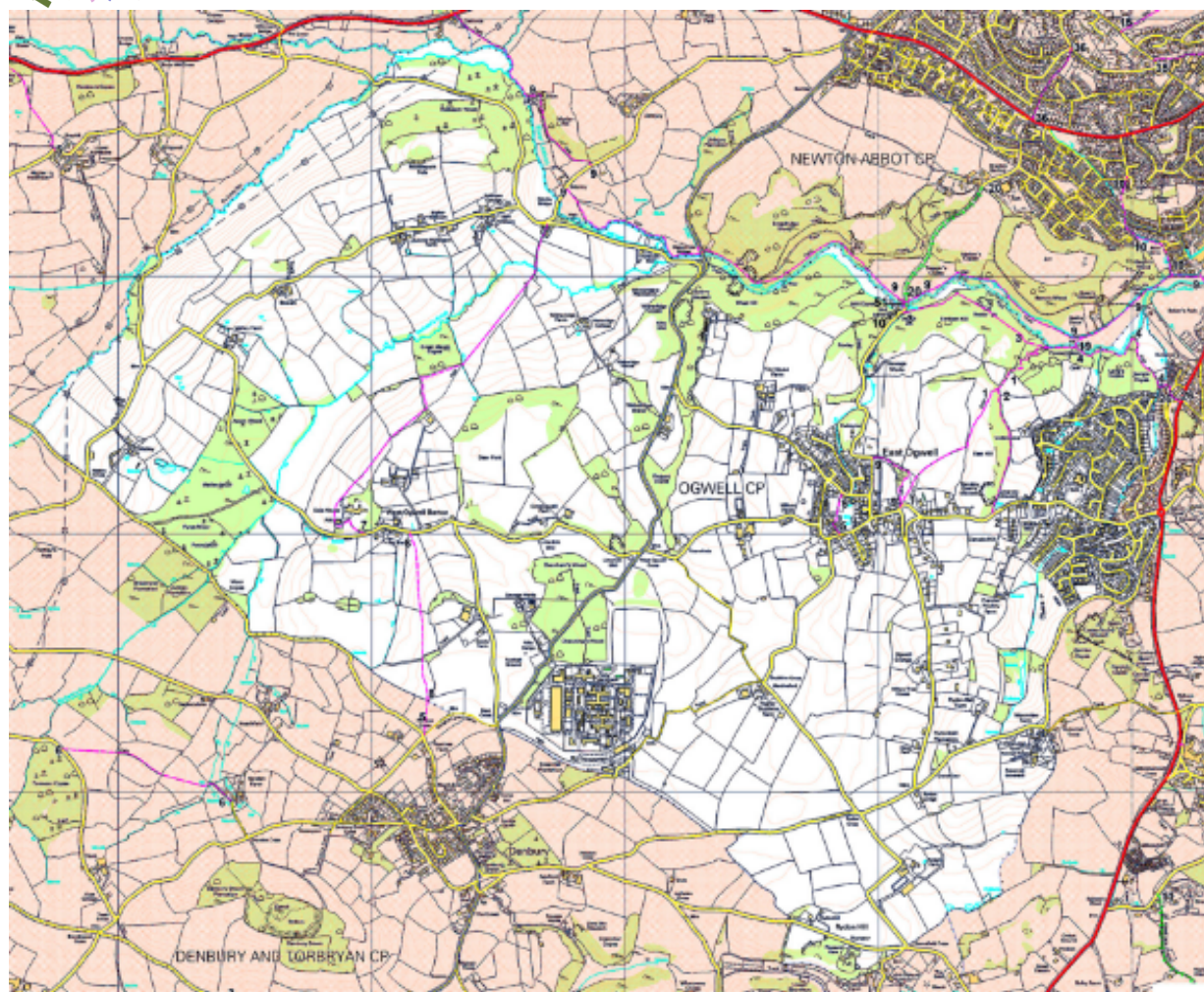
My special thanks to steering group members for their hard work and reports, providing great help in producing our policies and thanks also to all other members of our community who have contributed, whose names are too numerous to mention.

This is our plan, our future.

**Michael D. Simmons**

*Chair, Neighbourhood Plan Steering Group*





*Figure 1 Parish and Neighbourhood Plan Boundary*



All photos in this document unless stated otherwise are supplied by Richard Broome



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## 1. Introduction

- 1.1 This Plan has been prepared and led by Ogwell residents and representatives of the community, it covers the whole Parish. Feedback on it has been sought and acted upon from local residents including landowners and statutory consultees. The whole parish of Ogwell has been formally designated as a Neighbourhood Area through an application made on 7<sup>th</sup> May 2015 under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by Teignbridge District Council on 8<sup>th</sup> July 2015
- 1.2 If adopted Teignbridge District Council and Devon County Council will be required to take into consideration the policies and proposals included on any future development proposals within the Parish.
- 1.3 Neighbourhood Planning was first introduced into the planning system through the Localism Act 2011. Provision is made under schedules 4A and 4B of the Town and Country Planning Act of 1990.
- 1.5 The Plan's Vision, Policies and Proposals cover the period up to 2033, the same period of the Teignbridge Local Plan.
- 1.6 A considerable body of evidence has been sourced and collated during the production of the Plan and its predecessor the Parish Plan. This evidence and records of all the community engagement events held during the preparation of the plan and summarised in section 3 can be viewed on the [Ogwell Parish Website](#) and the accompanying Consultation Statement.
- 1.7 The Vision for Ogwell. At the early stages of the Neighbourhood Planning process the steering group through facilitated workshops and events developed and subsequently adopted the following Vision Statement for the Ogwell Neighbourhood Plan:

'To maintain the environmental and cultural heritage of our diverse parish while promoting planning and practical initiatives to support the sustainability of our village(s) and the wellbeing of its community'







## 1.8 Key Themes

Below is a summary of the aims and objectives that underpin the Vision, grouped by key themes. The policies and proposals within this Neighbourhood Plan set out to address these aims and objectives.

### 1.8.1 Well Being

- The need to expand and improve the existing pre-school facility located within the Memorial Hall (in East Ogwell). The current accommodation cannot meet demand for additional places or longer opening hours, with limited parking and external play space;
- A meeting space for older children / youths and space for a youth club/ groups;
- There are limited sports pitches at Luxton Rd. & the Primary School, none are full size. A new local sports pitch is required to supplement this for school and community use;
- In the absence of a local health centre a community hub is needed where visiting service providers, (such as the Citizens Advice Bureau, library and Housing) and health care specialists can meet the community;
- A community or local shop.

### 1.8.2 Environment

- More access to the open space surrounding the settlements, this includes areas set aside for allotments, orchards and composting facilities;
- Improved access to the countryside for recreation;
- A recognition that more should be done to protect the local environment from interventions including development and quarrying;
- A better understanding of the local countryside, its landscape, wildlife and biodiversity;
- Investigating the countryside's capacity to generate renewable energy and provide better recreational access.

### 1.8.3 Highways, transport, paths and connections

- Safe and practical walking route from the old village of East Ogwell to the primary school and newer housing developments to the East over Canada Hill;
- A link by footpath and cycleway to Newton Abbot;
- Safe, well maintained circular footpaths and cycle routes into the countryside;
- Traffic management where Ogwell Road narrows at Canada Hill;
- Removal of speed bumps on Ogwell Road;
- 20mph zones on Ogwell Road (Canada Hill and East Ogwell Village);
- A community shelter.



#### 1.8.4 Housing

In recognition of the large numbers of homes built in the parish in recent years to limit future housing development to small infill sites responding to local need and gaps in provision.

#### 1.8.5 Employment

Create more job opportunities locally that help make the Parish more sustainable with;

- Small employment units within the Parish;
- Shared facilities for people home working within a community hub;
- Re-established links with Channings Wood Prison.

#### 1.8.6 Character and Design

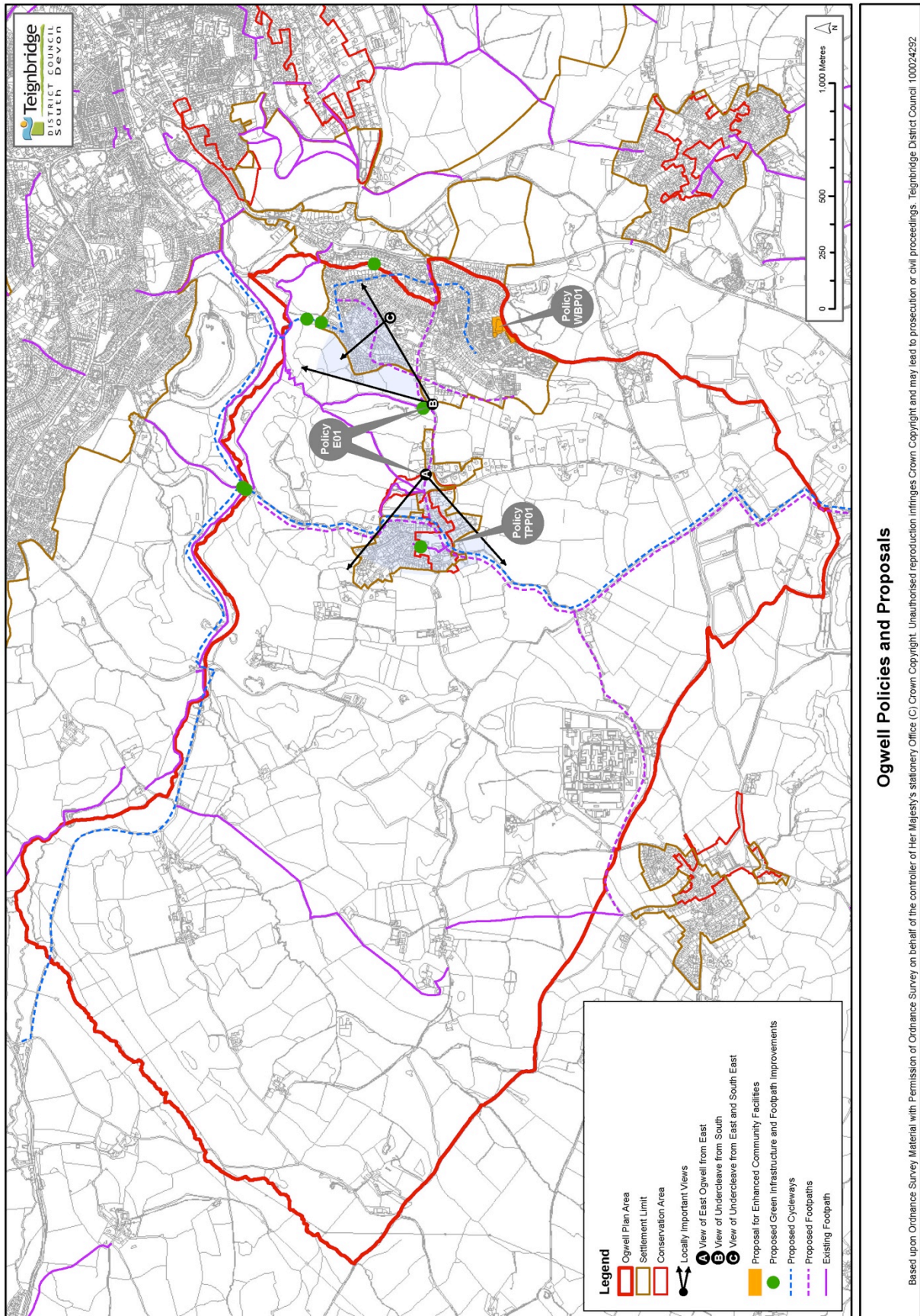
Preparation of a design code to control and inform future infill housing and development.

### 1.9 Delivery

This Neighbourhood Plan once adopted will provide a practical framework for future change in Ogwell Parish; it will help determine planning applications efficiently in line with the wishes of the community and also help focus future investment in the village. Delivery of the projects identified will require on-going support of the Parish Council and identification of appropriate project specific partners to move the community projects forward. Actions will include funding applications, project development, project management and regular reviews of the Plan. The delivery aspects of the Plan are described in more detail at the end of this document.



Figure 2 Location of policies and proposals



## 2.1 What is a Neighbourhood Plan?

## 2.2 A Neighbourhood Development Plan can....

- ### 2.3 A Neighbourhood Development Plan cannot...

- ## 2.4 The Neighbourhood Development Plan is subject to independent examination.

Followed by a successful local referendum before it can form part of the Development Plan for the Teignbridge area (The Local Plan). This statutory status gives a Neighbourhood Development Plan far more weight than some other community planning documents, such as parish plans, community plans and village design statements. As a formal planning document it can be used in determining planning applications.





### 3. How the plan was prepared and who has been engaged in the process.

The idea to prepare a Neighbourhood Plan for Ogwell was first put forward by the Parish Council in September 2013. With support from the community a steering group was formed and a series of engagement events were planned to identify the issues, consider proposals and policies to be incorporated in the plan. This plan has only been possible with considerable volunteer support, with over 50 local residents participating in internet based information and file sharing exchanges (Basecamp). Since October 2015 a consultant employed with support from Locality, to help finalise the plan, has supplemented this volunteer effort.

#### 3.1 The Ogwell Parish Plan

3.1.1 The desire to produce a community led plan for Ogwell is not new. This Neighbourhood Plan builds on the success of the Ogwell Action Group formed in 2006, their Action Plan and the subsequent Parish Plan published in 2008.

3.1.2 Through engagement with the local community the Parish Plan identified a number of issues and proposed projects to address them. The categories covered:

- Traffic Calming
- Footpaths and cycle ways
- Children and Youth
- Community Services
- Community Safety
- Leisure and Recreation
- Environment
- Communications

3.1.3 Many of the quick wins identified were addressed however others which had more significant delivery and infrastructure issues remain outstanding. These include:

- A safe lit pathway across Canada Hill
- A network of footpath and cycle routes
- More activities and facilities for young people
- Better play areas and facilities for all age groups
- A farm shop
- Post office (mobile or permanent)
- More local allotments
- More community activities and facilities for these.
- Improved and accessible environment within the villages and the countryside
- Better car parking at community venues



- GP Surgery or facility for the Citizen's Advice Bureau and health professionals.

3.1.4 Considerable evidence and research was collated in the preparation of the Parish Plan.

### ***Reasons for moving to Ogwell***

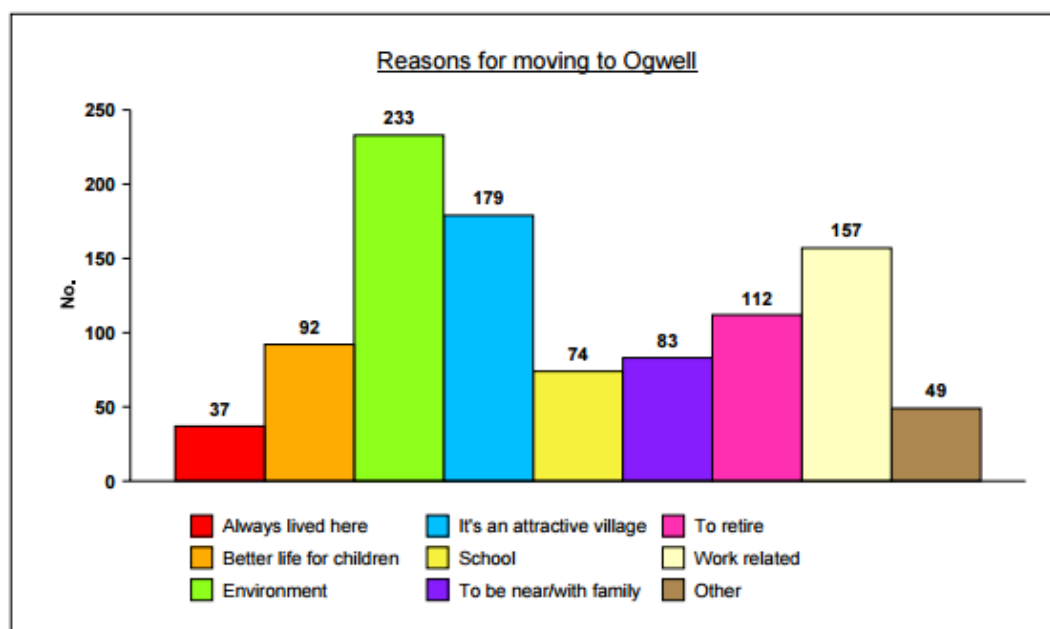


Figure 3 Extract from the Parish Plan 2008

## **3.2 Neighbourhood Plan preparation**

3.2.1 At an open meeting in September 2013 organised by the Parish Council attended by 57 members of the community 86% of the attendees decided to proceed with a Neighbourhood Plan and form a Steering Group. Six themes were identified:

- **Well Being-** *more community facilities*
- **Environment-** *to be protected and enhanced*
- **Paths-** *Link old and new and extensions of these*
- **Housing-** *more control on development*
- **Highways-** *address congestion and control*
- **Employment-** *shops, offices catering for the 30% self employed*

3.2.2 A stall at Ogwell Fair in June 2014, an open workshop in September 2014 and an exercise involving 180 key Stage 2 students of the local primary school further refined these themes.

3.2.3 A vision statement emerged from workshops. The steering group adopted a final version in January 2015. The following timeline summarises the engagement process, events & decision points:

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Figure 4 Community Engagement Timeline

Community Engagement Timeline		
Date	Event	Actions and decisions
Sept 2013	<a href="#">Neighbourhood Plan Launch</a>	Agreed to prepare a <a href="#">Plan</a> and establish a steering group. A <a href="#">questionnaire</a> issued to all attendees (total 57)
June 2014	Consultation event; stall at the Summer Fair	Exhibition & discussions covering key themes
Nov 2014	Engagement with Canada Hill School	180 children in key stage 2 questioned on what they would like to see in Ogwell
Sept 2014	<a href="#">Open workshop</a>	Discussion/ Review of the Vision & Objectives
June 2015	<a href="#">Community Consultation event Canada Hill School</a>	<a href="#">Possible projects</a> and <a href="#">implications</a>
June 2015	Ogwell Summer Fair	Presentation & discussion on project options
September 2015	<a href="#">Consultative Document</a>	Delivered to all Neighbourhood Plan area households. It covered draft themes, project options inviting completion of a questionnaire and other feedback. 200 responses received.
October 2015	Consultant appointed	Peter Sandover to assist in the preparation of the NP Document
November 2015	<a href="#">Community Facilities Audit</a>	<a href="#">Ogwell Parish Facilities Comparison</a>
November 2015	Public meeting Canada Hill School	<a href="#">Feedback from the questionnaire</a> and an open forum with the consultant
December 2015	Christmas Fair Canada Hill School	Discussing emerging projects and engaging parents and students in the process
February 2016	<a href="#">Canada Hill development site consultation</a>	A questionnaire distributed to around 30 residents to gauge <a href="#">their view</a> on future use.
May 2016	Public Meeting Canada Hill School	Presentation and workshop discussion on the draft Neighbourhood Plan document
July 2016	Steering Group meetings	Finalised draft of plan
August (1 <sup>st</sup> ) 2016	Parish Council	Parish Council endorses <a href="#">Pre-submission draft</a>
Aug 22 <sup>nd</sup> - 3 <sup>rd</sup> Oct 2016	Pre-submission Consultation	Letter to all households and consultees promoting the consultation of the plan.
Sept 10 <sup>th</sup> & 15 <sup>th</sup> 2016	Drop ins Memorial Hall	Receiving comments & responding to queries
Dec 2016 - Jan 2017	Steering Group Meeting	Further Landowner Liaison, draft amended.
<p><i>The Neighbourhood Plan Steering Group met monthly since launch of the process. Venues rotated around the parish, promoted through the Parish Magazine and notice boards. All members of the community are invited and encouraged to participate. Monthly updates on progress &amp; issues in the Parish magazine &amp; website.</i></p>		



- 3.2.4 All events listed were recorded and minutes are provided in the evidence base for this plan.
- 3.2.5 As part of the questionnaire<sup>1</sup> issued to the community in September 2015 a series of proposals and site options were presented. There were 200 responses these gave a very strong steer to the direction of the locations and content of emerging proposals and policies:
- Strong support for a new pre-school, sports pitch and community hub at Luxton Road
  - Support for a new safe footpath linking the communities along Canada Hill South and North and a more comprehensive network of walking and cycling routes throughout the Parish.
  - Opposition to infill housing on all sites identified (Canada Hill South, North, Undercleave, Mill Lane & Meadow View).
  - Limited support for allotments
  - Limited support for a community shelter at Pond Meadow
  - Resistance to any development on the Undercleave and Mill Lane
- 3.2.6 The responses indicated that the community wished to keep the sites on the edge of settlements green and undeveloped and housing development should be delivered through infill sites.
- 3.2.7 The themes and the objectives of the Plan have been taken directly from the views and wishes expressed by the community. The policies and proposals of the Plan have been developed with the steering group; they support and help deliver these themes and objectives. To help refine the policies further one on one consultation has been carried out with landowners, officers of Channings Wood Prison, Teign Housing and Teignbridge District Council.

### 3.3 Diversity and equality

Care has been taken throughout the process to engage as many members of the community as possible; these include residents, landowners, school children, businesses and special interest groups. The Steering Group has endeavored not to discriminate on grounds of Race, Gender, and Disability or on any other grounds. All venues for events and steering groups were fully accessible.

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<sup>1</sup> [Ogwell Neighbourhood Plan Consultative Document September 2015](#)





The Plan's focus is to sustain the natural qualities of the Parish and conserve them for future generations to enjoy.





## 4. Ogwell Plan, its role in the district, key facts and issues to face

### 4.1 Ogwell Parish

Ogwell Parish is predominantly a residential community conveniently located mid way between the South Devon Coast and the Dartmoor National Park. It is close to the market town of Newton Abbot. The parish comprises two settlements; West Ogwell, and East Ogwell. The latter has a historic core and another part is a connected urban extension of Newton Abbot.

### 4.2 Topography

- 4.2.1 The settlements are separated by a distinctive landscape and topography. Canada Hill rising some 100m separates the original village of East Ogwell from the centre of population and location of the primary school to the East of the hill. Ogwell Road linking the two areas is narrow and is without a footpath.
- 4.2.2 The lack of a footpath makes it impossible and dangerous for residents and schoolchildren to access either side of the hill by foot. This results in the need for a school bus to travel short distances of less than a kilometre across the hill and those travelling to East Ogwell for the church, pub or Memorial Hall depend on the private car.
- 4.2.3 The rural settlements of West Ogwell and the surrounding dispersed homes and farms are almost 2 kilometres from East Ogwell and further to Canada Hill.
- 4.2.4 The lack of safe walkable routes and car dependence are issues considered in this plan.

### 4.3 History

- 4.3.1 East Ogwell dates back to the 5<sup>th</sup> or 6<sup>th</sup> Century when a small agricultural community was established, it was typical of a small Devon Village with a manor house, church and scattering of small farms. St. Bartholomew's Church (Grade 1 Listed) and the adjoining Manor House continues to be the focus of the village and with groups of cottages forms an important part of the historic core.<sup>2</sup>
- 4.3.2 West Ogwell is later in origin with the church dating back to the 13<sup>th</sup> Century and the Manor House of 16<sup>th</sup> to 18<sup>th</sup> Centuries.<sup>3</sup>
- 4.3.3 The settlement boundaries are informed by pre-historic field patterns particularly around the village green of East Ogwell where evidence of field banks and circular earthworks remain.
- 4.3.4 In 1595 much of the village was destroyed by fire<sup>4</sup> but it recovered and by 1868 was a thriving community and although depending predominantly on agriculture the area also had a mill, several limestone quarries as well as ones for iron, manganese and marble.

<sup>2</sup> [East Ogwell Conservation Area Boundary](#)

<sup>3</sup> [West Ogwell Church English Heritage Listing](#)

<sup>4</sup> [Ogwell Parish Plan 2008](#)

**OGWELL (East)**, a parish, with a village, in Newton-Abbot district, Devon; on an affluent of the river Teign, 1½ mile S W of Newton-Abbot r. station. Post-town, Newton-Abbot. Acres, 1, 249. Real property, £2, 155; of which £12 are in quarries. Pop., 275. Houses, 83. The property is divided among a few. The scenery is very fine, and draws many parties and rambles, during summer, to admire its beauties; and the surface includes several lofty hills, commanding brilliant views. A quarry of fine madrepore is in the W hill. The living is a rectory, united with West Ogwel, in the diocese of Exeter. Value, £307.\* Patron, P. G. Taylor, Esq. The church is old but good; consists of nave, aisles, and chancel, with a tower; and contains an old oak screen, and a large monument to the Reynell family. There is an endowed school with £10 a year.

4.3.5 Significant growth to the East and North of East Ogwell did not come to the area until 1960s and 70s mirroring the growth of Newton Abbot and South Devon and this has continued through the 80s and 90s until recently. The Development East of Canada Hill has merged part of the Parish with Newton Abbot.

4.3.6 Channings Wood Prison is located in the South West of the parish. It is a Category C training prison, which was built on the site of a Ministry of Defence base and opened in July 1974. Further accommodation was added in 1991, 2004 and 2007. The prison houses offenders serving a wide range of sentence lengths and has an operational capacity of 731 inmates.<sup>6</sup> Consultations have been carried out with officers of the re-settlement unit and the Chaplaincy to explore more opportunities to engage the prison in community activities.

4.4.1 Ogwell is defined as a village in the Local Plan, “having close access to a shop, public house, village hall, school and daily public transport services.” (Policy S21 Villages)

4.4.2 It states that villages such as Ogwell **“will be appropriate locations for limited development which meets their social and economic needs, protects their rural character and is consistent with the need to minimise travel. Emphasis will be on the provision of affordable housing, employment, services, facilities, environmental enhancements and to small scale development brought forward through Neighbourhood Plans.”**

4.4.3 It goes on to state: **“The plan focuses development on the urban areas as the most sustainable locations for new residents and workers. Therefore there are no specific proposals in this plan for the villages. Instead, subject to retaining local services, small scale proposals which meet local needs and conform with the policy should continue to come forward.”** (2.51)

4.4.4 Currently Teignbridge have no identified housing allocations in Ogwell. The Teignbridge Local Plan allocates other areas for growth in the District and around Newton Abbot.

<sup>6</sup> HM Prison & Probation Service

## 4.5 East Ogwell Conservation Area

4.5.1 The Conservation Area Character Statement for East Ogwell was produced in 2000. A Character Appraisal was adopted by Teignbridge DC and consequently its contents are a material consideration for any planning application which affects the conservation area or its setting. A review of this Character Appraisal was undertaken in September 2009, when its effectiveness was considered and necessary amendments made. The latest Appraisal was approved on 22nd March 2010.

- Number of listed buildings: Grade I =1, Grade II\* = 0, Grade II =11.
- Size of conservation area: 5.5 hectares

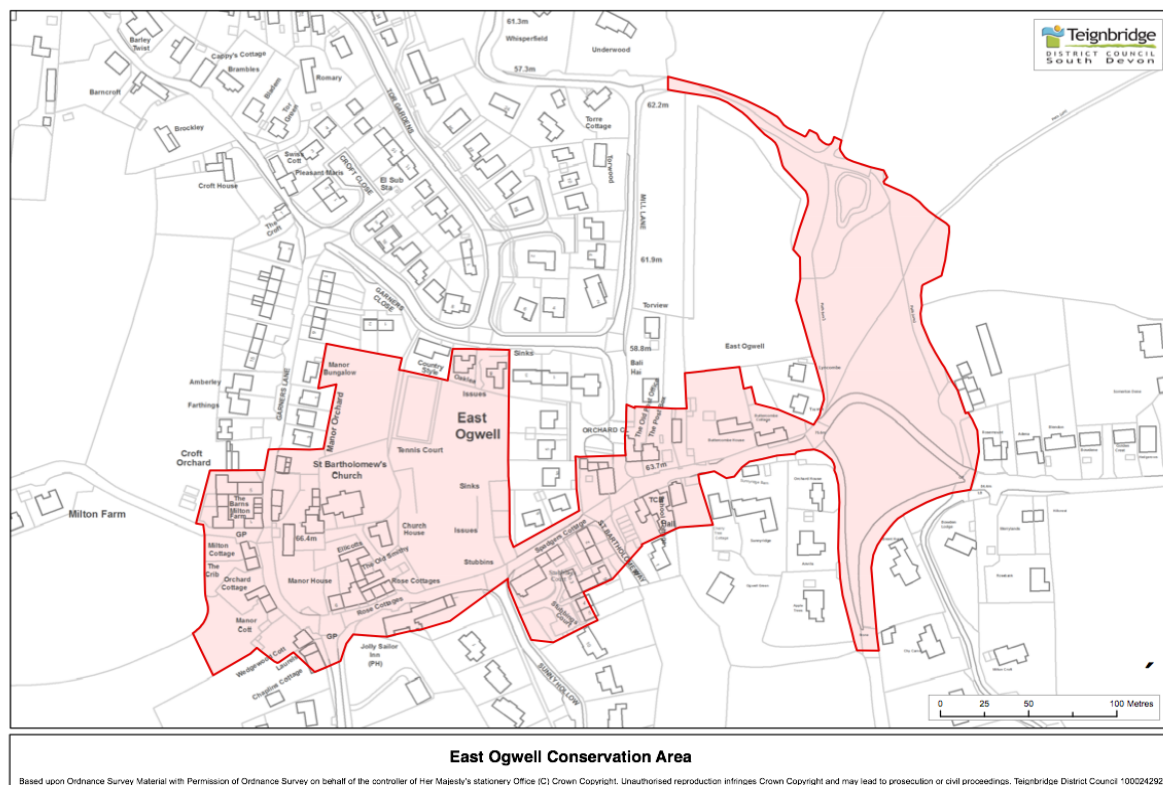


Figure 6 East Ogwell Conservation Area

4.5.2 As part of the Conservation Area Character Appraisal<sup>7</sup> an architectural character survey was undertaken. This survey identified that almost all the buildings were categorised as Outstanding or Positive contributions to the character and setting of the Conservation Area.

<sup>7</sup> [East Ogwell Conservation Area Character Appraisal 2010](#)





## 4.6 Demographics

- 4.6.1 The total population of the Parish is 2896 (census 2011) compared to 2753 in 2001. The Index of Multiple Deprivation (IMD) rank is **2370 out of 12,660** (where 1 is the least deprived parish). The majority of homes and population live in East Ogwell and Canada Hill with some 2000 people and 950 homes, of which 150 homes are located in the old village of East Ogwell. A further 200 people live in West Ogwell and the rural areas to the West of the Parish in 100 homes. The following table compares the parish with others in the Exeter Diocese and the country.
- 4.6.2 The population is fairly stable however there appears from the comparison below of 2011 to 2001 figures that the number of older residents is increasing particularly in the 45 to 64 age group. This would suggest that the Plan must allow for and address the needs of an ageing population.

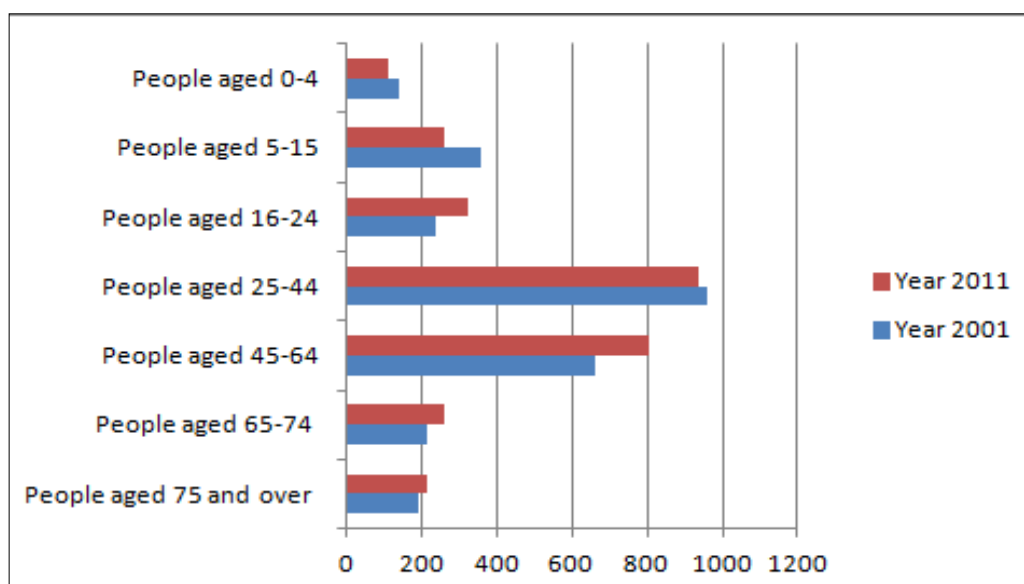


Figure 7; population analysis<sup>8</sup>

<sup>8</sup> Census 2001 and 2011 ONS

	LOWEST IN COUNTRY	LOWEST IN DIOCESE	THIS PARISH	HIGHEST IN DIOCESE	HIGHEST IN COUNTRY
<u>Child Poverty</u> (% of children in poverty)	0%	1%	<b>8%</b>	44%	65%
<u>Pensioner Poverty</u> (% of pensioners on low incomes)	0%	3%	<b>5%</b>	30%	69%
<u>Working age poverty</u> (% of adults receiving key out-of-work benefits)	1%	3%	<b>6%</b>	35%	60%
<u>Life expectancy (boys)</u> (life expectancy at birth)	66 yrs	71 yrs	<b>81 yrs</b>	82 yrs	88 yrs
<u>Life expectancy (girls)</u> (life expectancy at birth)	70 yrs	76 yrs	<b>83 yrs</b>	90 yrs	99 yrs
<u>No qualifications</u> (% of working age adults without any qualifications)	1%	8%	<b>17%</b>	41%	63%
<u>Social housing</u> (% of households living in social rented housing)	0%	0%	<b>1%</b>	65%	87%
<u>Lone parenthood</u> (lone parent families as % of all families with children)	0%	3%	<b>19%</b>	51%	67%
<u>Ethnic diversity</u> (% of population who are not white British)	1%	1%	<b>4%</b>	25%	97%
<u>Older population</u> (% of population who are aged 65 and over)	1%	7%	<b>16%</b>	48%	59%

Figure 8 Comparison of the Parish with others <sup>9</sup>

## 4.7 A Green Neighbourhood

4.7.1 The settlements of Ogwell are bounded by a dramatic natural landscape of rolling hills and water courses or Green and Blue Infrastructure. The Northern parish boundary is primarily the Lemon River, to the West opens out to a rural landscape and Ashburton beyond, to the South are the villages of Denbury and Ipplepen, to the East and North East are Newton Abbot, and the Totnes Road A381. Densely wooded hills of Emblett Hill and West Hill rise southwards from the River Lemon to the settlements, with the Undercleave, Oxenham's Wood and Conitor Copse helping define them. Each settlement is separated by woodland and large tracts of active farmland. Many of the natural features have a statutory designation, must be conserved, and a constraint to any future change.

<sup>9</sup> [The Church Urban Fund](#)

- 
- A photograph of a forest landscape. In the foreground, there are several trees with thick, textured trunks, some showing signs of decay or hollowing. The ground is covered in green moss and low-lying vegetation. In the background, a dense canopy of green foliage is visible, with some trees having lighter-colored bark. The overall scene is a lush, green forest environment.

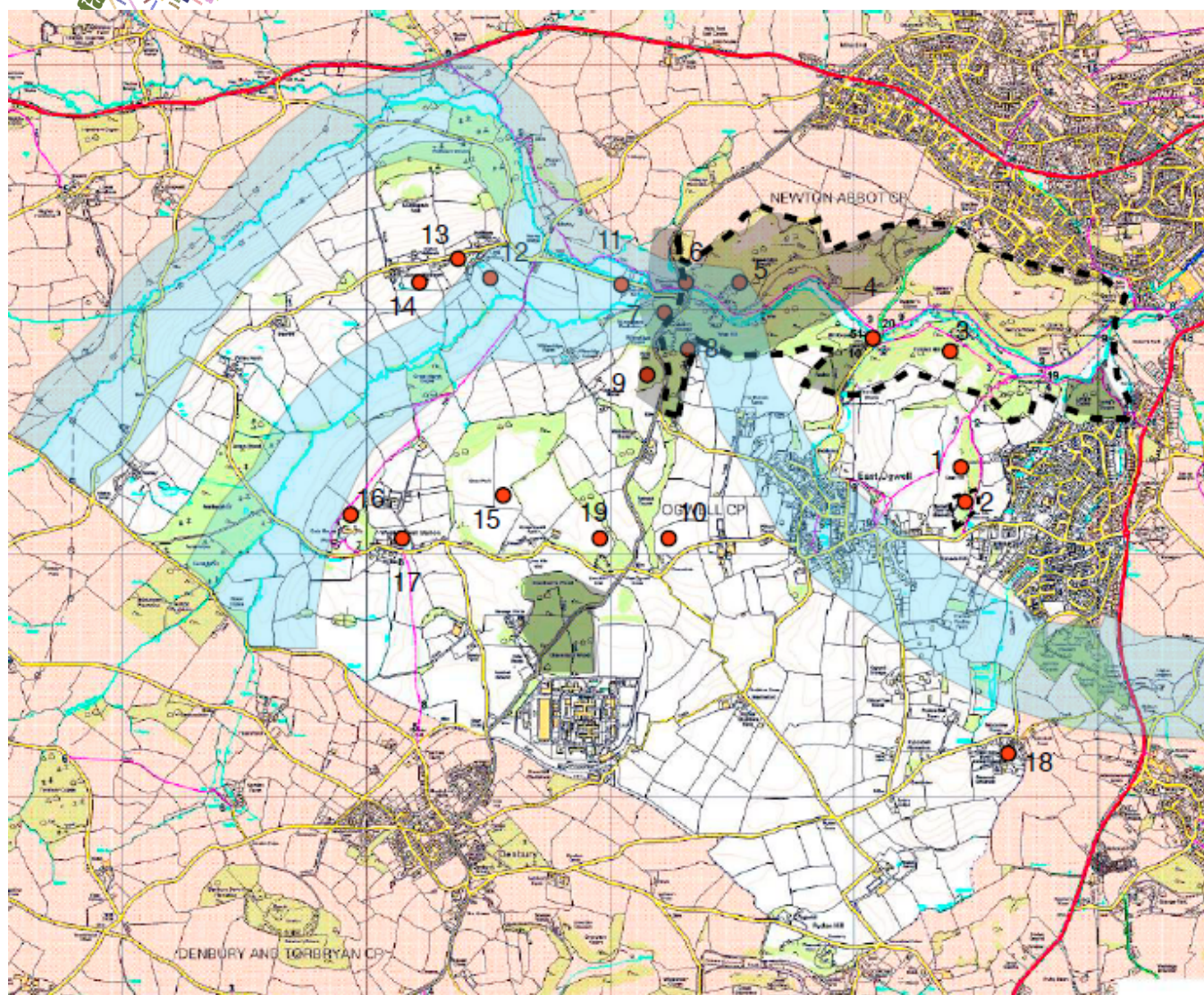
4.7.4 Conitor Copse beyond the Eastern Boundary of the Parish is a County Wildlife Site of broadleaved woodland and interesting flora in a disused quarry. This is not a statutory designation like SSSIs, and does not have any legal status.

4.7.5 A review of the South Hams SAC - Greater Horseshoe Bat consultation zone Planning Guidance<sup>12</sup> indicates that the Parish is crossed by a strategic flyway, see figure below. These routes are used by bats to link key SAC roosts and foraging areas. This strategic flyway could be used by greater horseshoes moving to and from Conitor Cave or any other hibernation sites in the area. There are no proposals in this Plan that materially affect this designation or require any necessary conservation measures.

<sup>12</sup> Natural England 2010 [South Hams SAC](#)

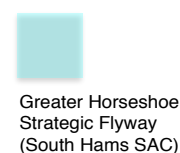
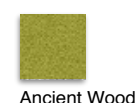


Figure 9 Natural and historic features and constraints



## KEY

- |   |                                      |
|---|--------------------------------------|
| 1. Iron Age Field System                | 11. Holbeam Mill                     |
| 2. Old Lime Kiln/Quarry                 | 12. Medieval Ruins                   |
| 3. Preachers Pit (1600 site of worship) | 13. Base of Ogwell Cross             |
| 4. Ruins. Mill. Sketched by Turner      | 14. Hobbin Well (medieval holy well) |
| 5. Old Lime Kiln/Quarry                 | 15. Iron Age Field System            |
| 6. Chercombe Bridge (medieval)          | 16. 13 <sup>th</sup> Century Church  |
| 7. Old Parish Boundary Stone            | 17. Ogwell House (1589)              |
| 8. Old Lime Kilns                       | 18. Neolithic flint finds            |
| 9. Bluebell Woods                       | 19. Old Lime Kilns                   |
| 10. Site of Old Windmill                |                                      |





## 4.8 The Habitats Directive and Wildlife Sites

4.8.1 The Habitats Directive<sup>14</sup> requires “competent authorities (e.g. Teignbridge District Council) to decide whether or not a plan or project can proceed having undertaken the following appropriate assessment requirements to:

- Determine whether a plan or project may have a significant effect on a European site<sup>15</sup>
- If required, undertake an appropriate assessment of the plan or project;
- Decide whether there may be an adverse effect on the integrity of the European site in light of the appropriate assessment.

This document incorporates advice from Teignbridge District Council provided on the draft plan.

4.8.2 A report was prepared for the parish by the Devon Biodiversity Records Centre<sup>16</sup> this is included in the evidence base.

## 4.9 Environmental Assessment Screening Report

4.9.1 Teignbridge District Council undertook a screening report to determine whether or not the contents of the Ogwell Neighbourhood Development Plan (NDP) required a Strategic Environmental Assessment.

4.9.2 A Screening Report was prepared in June 2017 to accompany the Submission version of the NP; this considered both the policy wording amendments proposed by the earlier Screening Report and policy changes since the previous version of the NP. The report concludes that a full SEA of the NP is not required and the HRA, included as an appendix, concludes that the NP is not likely to have a significant effect on the South Hams SAC, either alone or in combination with other plans or projects. Natural England and Historic England in their comments on the submission version of the NP confirmed that they had no further comments to make on the NP or the accompanying SEA.

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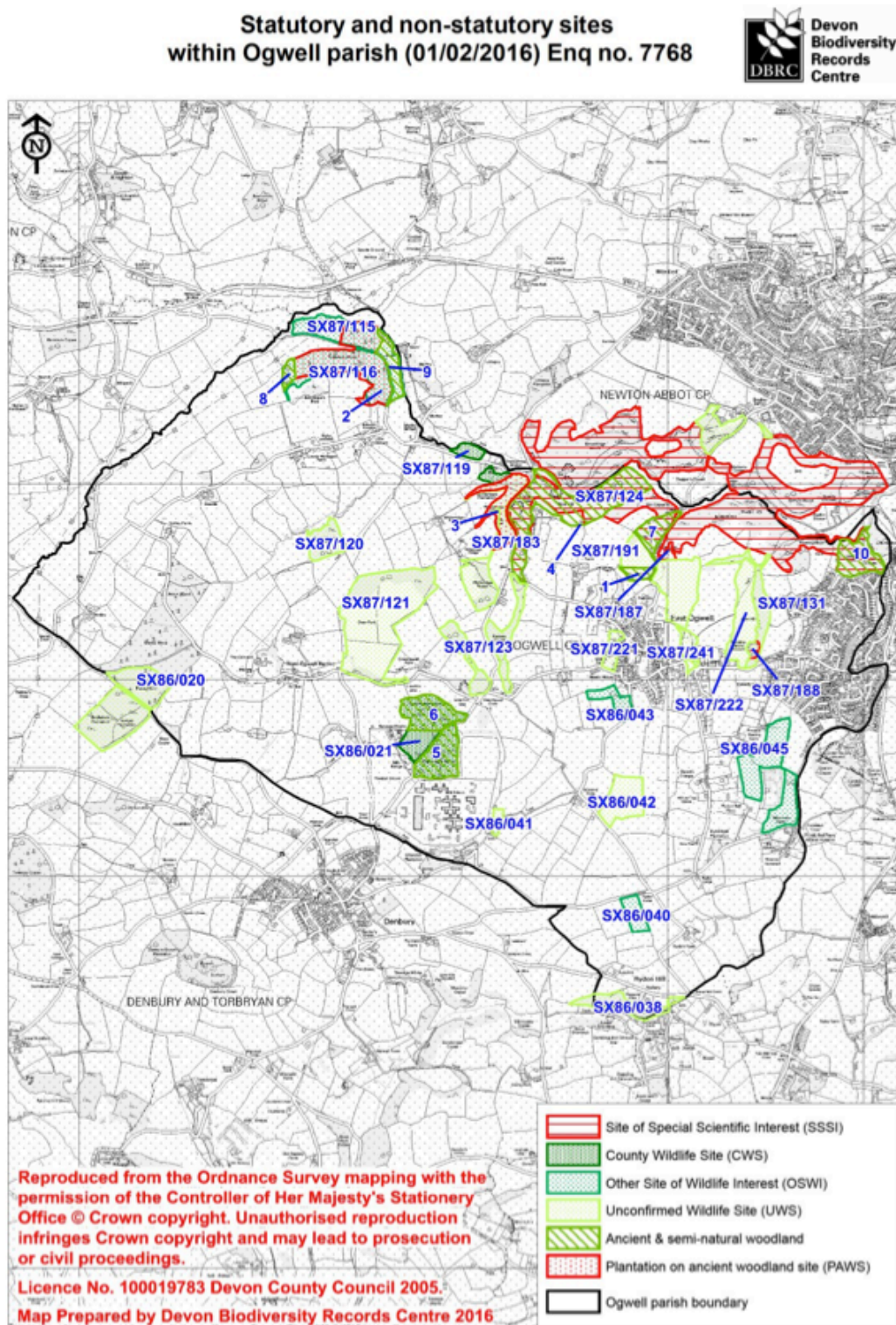
<sup>13</sup> Parish Online, Natural England and Heritage England

<sup>14</sup> [Conservation of Habitats and Species Regulations 2010](#)

<sup>15</sup> European sites include: special areas of conservation (SACs), special protection areas (SPAs), sites of Community importance (SCIs), and candidate SACs

<sup>16</sup> [DBRC resource map and species record for Ogwell 2016](#)





**Figure 10**      *Mapping of Statutory and Non-Statutory Wildlife sites*



- Avoid both statutory and non-statutory designated sites;
- Avoid non-designated areas which contain large or linked areas of semi-natural habitat;
- Consider the potential protected species implications of sites before finalising plans;
- Where sites contain patches of semi-natural habitat make sure these can be retained and ideally linked together as part of the intended end land use;
- Ensure there is potential to retain, restore and re-create habitat linkages such as hedges as part of developments;
- Look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site;
- Consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'. It may be possible to pool contributions from several developments."

## 4.10 Renewable Energy

17 DECC Community Energy Strategy



*Solar Array at Rydon Farm*

4.10.2 There are no proposals in this plan for community renewable energy sites however the community encourages suitable proposals for the following types of installations:

- Biomass; coppicing local woodland and hedgerows and establishing a local wood fuel hub.
- Hydro; power generation from watercourses.
- Small-scale wind; linked to and supplying residences and farms.
- Solar; ground or roof mounted especially on agricultural buildings.
- Energy efficiency; encouraging local homes, businesses and community facilities to be as energy efficient as possible.

4.10.3 This plan considers that the green infrastructure network across the Parish is a suitable location for renewable energy installations. This approach is supported in the Teign Green Network 2014.<sup>18</sup>

<sup>18</sup> [Teign Green Network Jan 2014](#) Power to the people-increasing local power generation

## 4.11 Minerals

Devon County Council (DCC) is the Minerals and Waste Planning Authority and makes decisions on mineral and waste development. Neighbourhood plans cannot include policies that cover minerals and waste development; however within the Devon Minerals Plan 2011 to 2033 Mineral Safeguarding Areas are identified within the Parish. Limestone deposits are identified as part of the Ogwell Formations. DCC will be consulted as part of the Neighbourhood Plan process to determine if any future mineral extraction is planned for this area that would affect the proposals and policies of this Plan. The inclusion of land within a Mineral Safeguarding Area carries no presumption that mineral development would be acceptable or that planning permission would be forthcoming for extraction of the underlying mineral resource. The intention is that, in the event of a future need for a particular mineral, DCC would be able to consider all options rather than choice being constrained by the sterilisation of some areas by other forms of development.

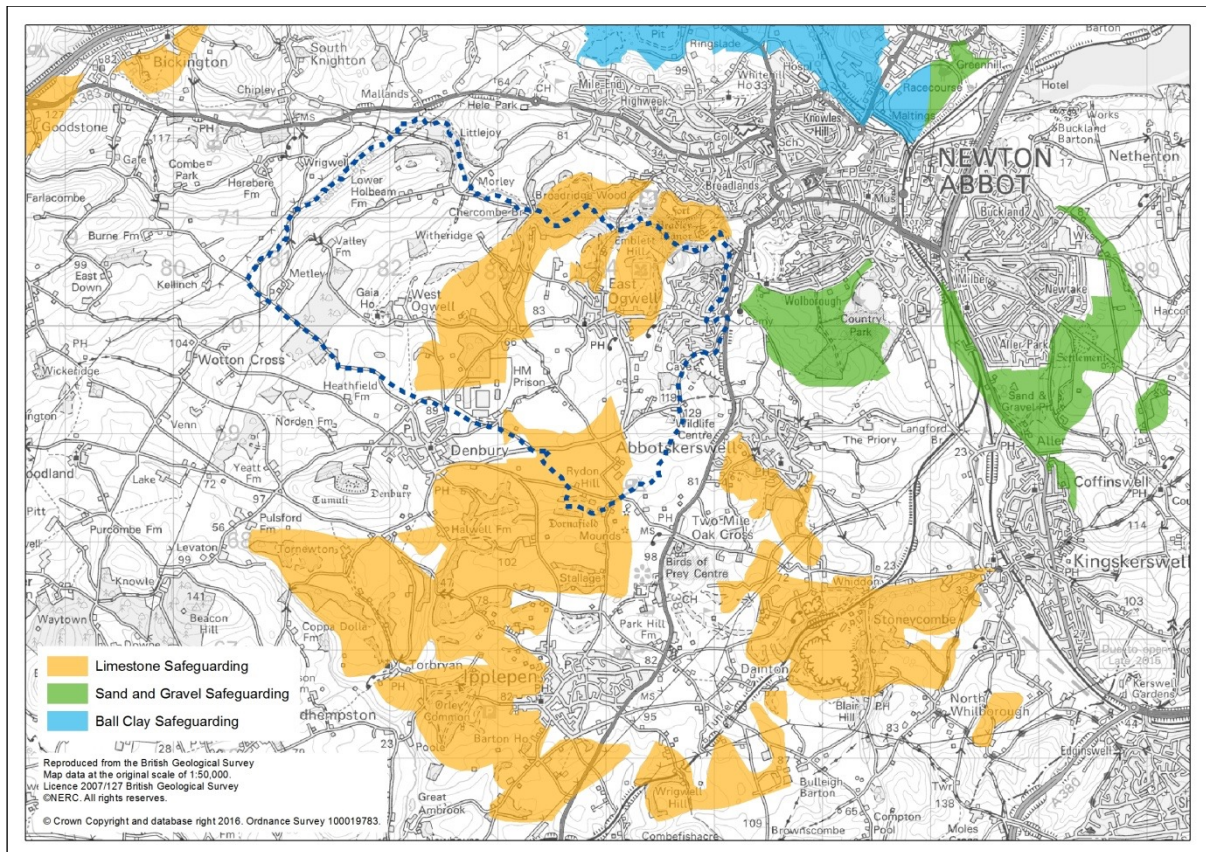


Figure 11, Extract from the Devon Minerals Plan showing mineral Safeguarding Areas in amber.<sup>19</sup>

<sup>19</sup> [Devon Minerals Plan](#)



#### 4.12 Canada Hill Primary School

The original school for the parish was opened in 1853 in what is now the Memorial Hall in East Ogwell. It was closed in 1957 with students dispersed to other schools. To cope with the local increase in population a new school was built in 1991 on farmland from Canada Hill Farm. The school was initially planned to accommodate 200 students however with additional classrooms the school now has a role of 324 children.



Figure 12 Canada Hill Primary School statistics<sup>20</sup>

#### 4.13 Employment

In Ogwell and the ward of Ambrook which it forms part, there is a higher percentage of people who work from home compared to other areas (Ambrook 15%, Teignbridge 13% South West 11% and UK 9%) and fewer travel less than 2km to their work place<sup>21</sup>. The majority of people living in the parish who travel to work travel between 5km and 10km to their work place. An audit of existing businesses included in the Evidence Base identifies over 60 businesses operating from the parish.

<sup>20</sup> [20 years at Canada Hill](#)

<sup>21</sup> [Teignbridge Ward Profile 2011](#)





## 5. Aims, Objectives, Policies, Proposals and Aspirations

5.1. As explained in section 4 the vision, themes, and objectives of the Plan have been derived through the consultation process then developed and refined by the Steering Group. Set out below are the 5 guiding aims, objectives and the formal policies supporting them. We have also included at the end of the relevant section the community's aspiration for a particular site where a policy or proposal was not appropriate. There are also three crosscutting themes that apply to all the objectives and policies of the Plan, that the Plan is:

- **Sustainable**, reflects the presumption in favour of sustainable development outlined in the National Planning Policy Framework and TDC policies S1A and the criteria set in Policy S1;
- **Deliverable**; where funding sources can be identified for projects to be delivered within the Plan period;

And provides

- **Conformity** with the strategic policies of the Teignbridge Local Plan.

## 5.2 Aim 1; Improve and promote the Well-Being of the local community

**Objective 1a;** to enable the provision of more community facilities and a purpose built pre-school.

**Objective 1b;** to enable the provision of more sports pitches.

**Objective 1c;** to enable the provision of a meeting place for young people.

**Objective 1d;** to enable the provision of and sustain local shopping provision.

5.2.1 In the context of this Plan well-being refers to the diverse and interconnected qualities of physical, mental, and social well-being that extend beyond the traditional definition of health. It includes choices and activities aimed at 'achieving physical vitality, mental alacrity, social satisfaction, a sense of accomplishment, and personal fulfillment.'<sup>22</sup>

5.2.2 The parish is poorly served by community facilities for all age groups. Lack of indoor and outdoor facilities compromises the local community's ability to promote healthier lifestyles and well-being. A study of similar sized parishes in South Devon included in the evidence base reveals that Ogwell is underprovided in almost all categories of community facilities. There is no shop, community centre, any health provision or pharmacy, post office, social club, playing fields, sport centre or allotments. There are playing fields just within the parish close to the boundary of the adjacent parish of Denbury. However these playing fields serve and are managed by the parish of Denbury.

*"Older children have nowhere to go and meet"*  
*"Cycling Proficiency provisions needed"*  
*"The area of green opposite the school entrance has become an unofficial play area - this is dangerous"*  
*"We should be able to run a youth club in a village of this size"*





**What people want**

- Adults outlined that a football club, a new play park, youth club/café, cubs/scouts and school holiday club would be most beneficial for the younger members of the parish.
- Under 16's outlined that a football club, a new play park, youth club/café and skateboard park would be most beneficial for the younger members of the parish.

Figure 13, Extract from the Parish Plan 2008 on community facilities- the situation has not changed.

<sup>22</sup> [Huseyin Naci; John P.A.Ioannidie, \(June 11,2015\). " Evaluation of Wellness Determinants and Interventions by Citizen Scientists"](#)



- 5.2.3 The need for more community facilities is supported by a community facility and open space audit included in the evidence base. This audit indicates that existing facilities are under provided or non-existent. A purpose built Pre-School sited closer to the catchment's population would free up space and availability at the Memorial Hall to support the needs of the ageing population illustrated in section 4. The Pre-School Committee in the parish has secured funding to develop more detailed plans for a potential new pre-school/community hub building which could be accommodated on the Luxton Road/Dawes Close site within the proposed enhanced formal/informal play area as outlined in policy WB01 and Proposal WBP01. Proposals for the Luxton Road site illustrated in Figure 14 have been discussed and agreed in principle with officers of TDC and DCC Highways department.
- 5.2.4 The plan supports the provision of community facilities to meet the needs of the local community. These include a new pre-school, sports pitch, facilities for young people and local play areas. It must be demonstrated that any proposed community facilities will not affect the integrity of the South Hams SAC.
- 5.2.5 Despite a population of almost 3000 the parish now lacks a local shop. Two suitable units exist in the Parish; the former shop close to the Primary School on Abbotsridge Drive and an empty unit planned within a recent development at St. Bartholomew's Road. These sites should be safeguarded for retail use as commercial units or as community assets run as a social enterprise. In addition further units should be encouraged. As well as a convenience store the facilities would provide valuable meeting points and place to exchange local information. A shop within walking distance of many in the parish would reduce car travel and carbon emissions.



## 5.3 Well-Being Policies and Proposals

### Policy WB01 Community Facilities

Proposal WBP 01; a Pre-School facility and Community hub at Luxton Road Play Area

Redevelopment of the Luxton Road Play Area site illustrated in figures 14 and 15 will be supported for the following uses of equal priority:

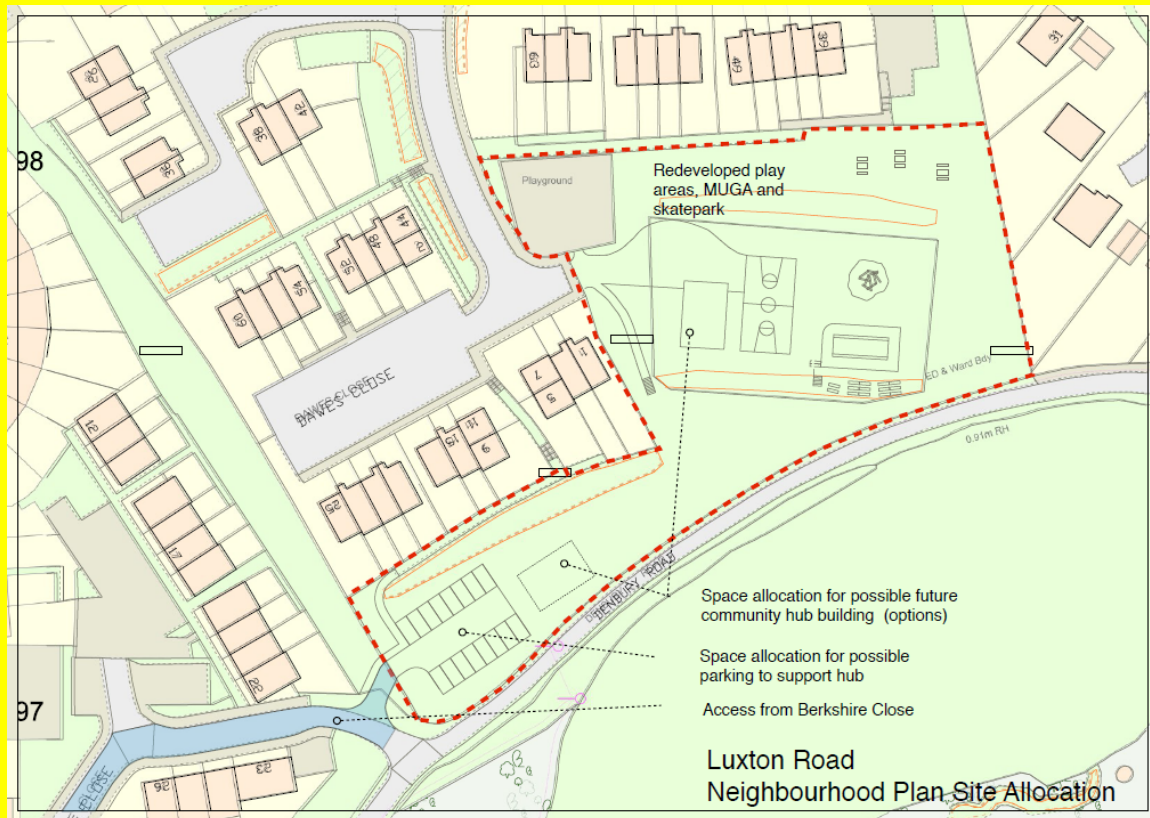
- An upgraded play area with high quality play equipment
- An all weather multi-use games area
- A purpose built pre-school facility of innovative design and use of high quality materials
- A community hub including a publicly accessible meeting room.

A bespoke Greater Horseshoe Bat mitigation plan for Luxton Road Pre-School Facility and Community Hub, informed by appropriate surveys, must be submitted to the Local Planning Authority and approved before planning permission will be granted. The plan must demonstrate how the site will be developed in order to retain its value and functionality for greater horseshoe bats, including retention of linear flyway features, foraging habitats and retention of dark corridors. The mitigation plan must demonstrate that there will be no adverse effect on the SAC alone or in combination with other plans or projects.

Proposals should ensure that adequate parking provision is made and that any potential adverse effects on the amenity of existing neighbouring residents are adequately mitigated



Figure 14 Luxton Rd. proposals for enhanced community facilities



*Figure 15 Proposed layout for Luxton Rd.*

## Policy WB02 Local Shops

The provision of new local shops of no more than 280m2, in line with Local Plan Policy EC10, will be supported. Where the loss of a local shop is justified, on the basis of it no longer being viable, the applicant must demonstrate through an independent assessment that the vacant units have been actively marketed and offered at a reasonable rent for a minimum period of 1 year, a market view of the sites and details of the marketing. New local shops proposed under this policy should conform to General User Class A1 only.

**It must be demonstrated that any proposed shops will not affect the integrity of the South Hams SAC.**



## 5.4 Aim 2; Conserve and promote access to the natural environment

**Objective 2a;** to protect the rural character of Ogwell.

**Objective 2b;** to enable a local settlement separation policy

**Objective 2c;** to promote locally important views

**Objective 2d;** Promote the importance of Green Infrastructure (GI) to the parish

**Objective 2e;** to enable more active and passive open space,

- 5.4.1 The plan supports the protection of the rural character of Ogwell, the integrity of the three settlements comprising Ogwell and easier access of the community to active and passive open space. The Local Plan Policy WE11 to maintain and expand a comprehensive green infrastructure network is supported and developed by the plan.
- 5.4.2 The various settlements of Ogwell Parish are close together and risk coalescence and in the past there has been pressure to develop within the open gaps between the settlements. These gaps are important to the open character of the Parish, local views, landscape setting and to help maintain a high environmental quality. The settlement boundaries defined in the Teignbridge Local Plan, which restricts development in the open countryside, will be used to ensure that development proposals do not individually or cumulatively result in the coalescence and the loss of the separate identity of the neighbouring settlements of East Ogwell and Canada Hill (Teignbridge Local Plan, Policy S21 & Policy S22).
- 5.4.3 Within the constraints of Local Plan Policy WE13 and paragraph 74 of the NPPF this plan does not support any development that compromises the rural character, appearance, and setting of the existing settlements of Ogwell Parish. We do not consider that proposal WB01 for Luxton Road (Figures 14 and 15) contradicts these policies as the proposed built form on the existing open space is minimal and is compensated by more efficient planning of the area.
- 5.4.4 This plan promotes the NPPF definition of Green Infrastructure as: 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.' (NPPF 2012)
- 5.4.5 Provision of new accessible green spaces should be prioritised to address access, health and wellbeing inequalities. Teignbridge District Council recommends that investment should be focused within their Green Way Network corridors to achieve the greatest range of benefits The parish falls





within local corridors of the network as well as a woodland restoration zone and flyways for the Greater Horseshoe Bat.<sup>23</sup>

- 5.4.6 Facilities within the Green Infrastructure should respond to local needs, including the health and well-being priorities as set out in the Teignbridge Locality Public Health Plan.<sup>24</sup>
- 5.4.7 The provision of public open space or green space to serve the existing residents of Ogwell falls well below current standards. TDC Local Plan Policy WE11 makes provision for a per dwelling contribution of 10m<sup>2</sup> of Children's and Young Peoples Space and 100m<sup>2</sup> of other forms of green space. In a recent Development Framework Plan produced jointly by a developer and TDC<sup>25</sup> the following minimum provision of different typologies was proposed. This was based on the Teignbridge Open Space Survey and subsequent standards.

Type of Space	Quantity of Open Space in M2 per dwelling
<b>Formal and informal green space (Parks)</b>	17
<b>Active recreation (outdoor sports pitches)</b>	27
<b>Children and young people's space</b>	10
<b>Natural green space</b>	49
<b>Allotments</b>	7
<b>Total</b>	110

With the exception of natural green space where improved access is still needed, the level of open space provision on existing developments does not compare favourably with these guidelines. Although new developments will be obliged to comply with TDC policy WE11 a historical open space deficit exists in the parish.

- 5.4.8 This Plan is informed by the recommendations of the Devon Countryside Access Forum to promote 'the improvement of public access to land for the purposes of open-air recreation and enjoyment'<sup>26</sup>
- 5.4.9 This plan recognises that encouraging access to the countryside and Green Infrastructure must be balanced with safeguarding against any adverse and detrimental impact on SSSIs and the South Hams SAC. Caveats to this affect have been included in the proposed policies.

<sup>23</sup> [Teign Green Network, Heart of Teignbridge](#)

<sup>24</sup> [Teignbridge DC, Public Health Devon, Devon 2014-16](#)

<sup>25</sup> [Developer Led Development Framework Plan for Challabrook \(BT3\) Bovey Tracey, August 2016](#)

<sup>26</sup> Devon Countryside Access Forum; Thinking about recreation and access'

5.4.10 Much of the parish lies within Teignbridge DC's Green Infrastructure (GI) policy (WE 11 and HT3) of Green Way Network corridors radiating from Newton Abbot. The Neighbourhood Plan reinforces this policy and identifies specific projects such as improved footpaths, surfaces, drainage access points, footbridges and stiles to safeguard the Green Way network and improve access where this is appropriate. Active and passive recreation is encouraged throughout the GI surrounding Ogwell. These projects should therefore attract and be the focus of investment. The public access points requiring improvement are shown in Figure 24.

5.4.11 There are some locally important views across Ogwell from public spaces and routes that take in important buildings or settlements, these help define the Neighbourhood. These are not new as demonstrated in Figure 5 and are illustrated in Figure 16 This Plan identifies and sets out to protect these views in Policy E01.

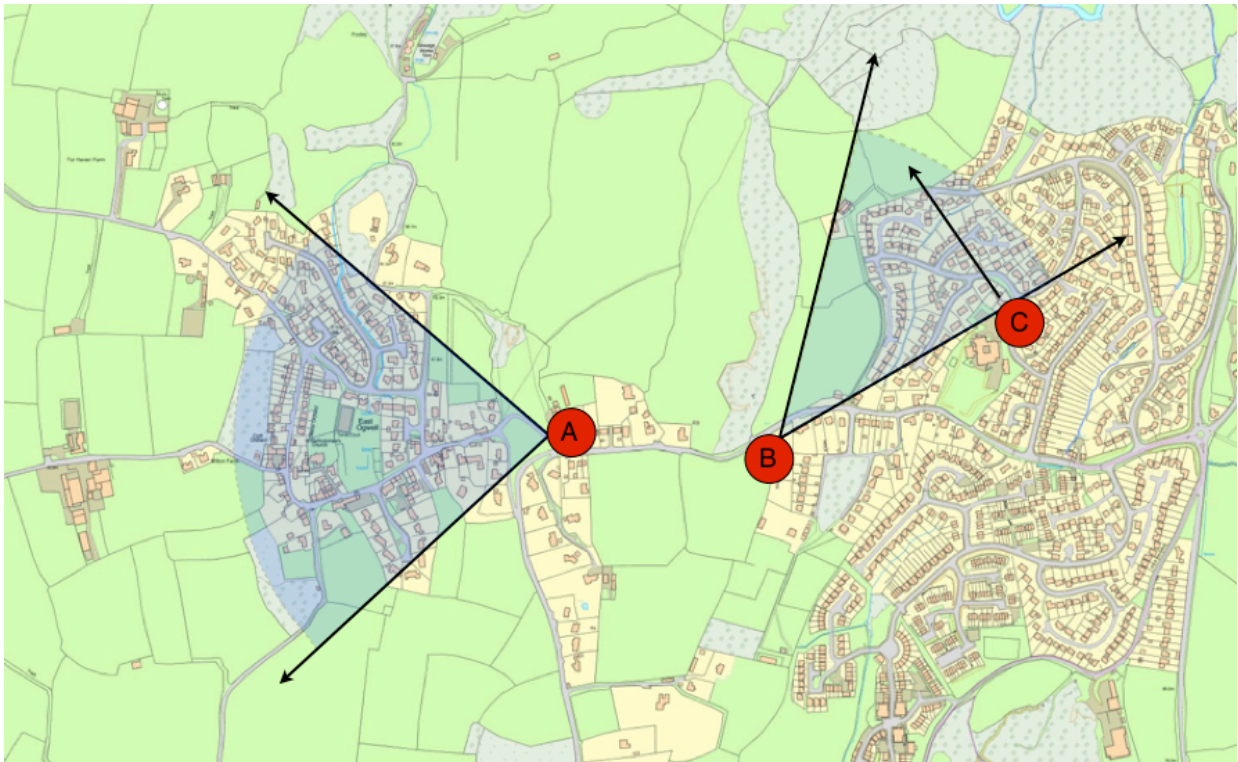


Figure 16. Locally important views (see fig 17 for photos)



Figure 17A Panoramic view of East Ogwell from the East



Figure 17A.1 closer view of East Ogwell (above) from the East showing the setting of the church





Figure 17B View of the Undercleave from the South



Figure 17C View of the Undercleave from the East and South East



5.4.12 We include below historic mapping illustrating orchards, marked by trees surrounding East Ogwell, showing their importance to historic character of the area.



Figure 18 A Ogwell 1889 (regular trees denote orchards)

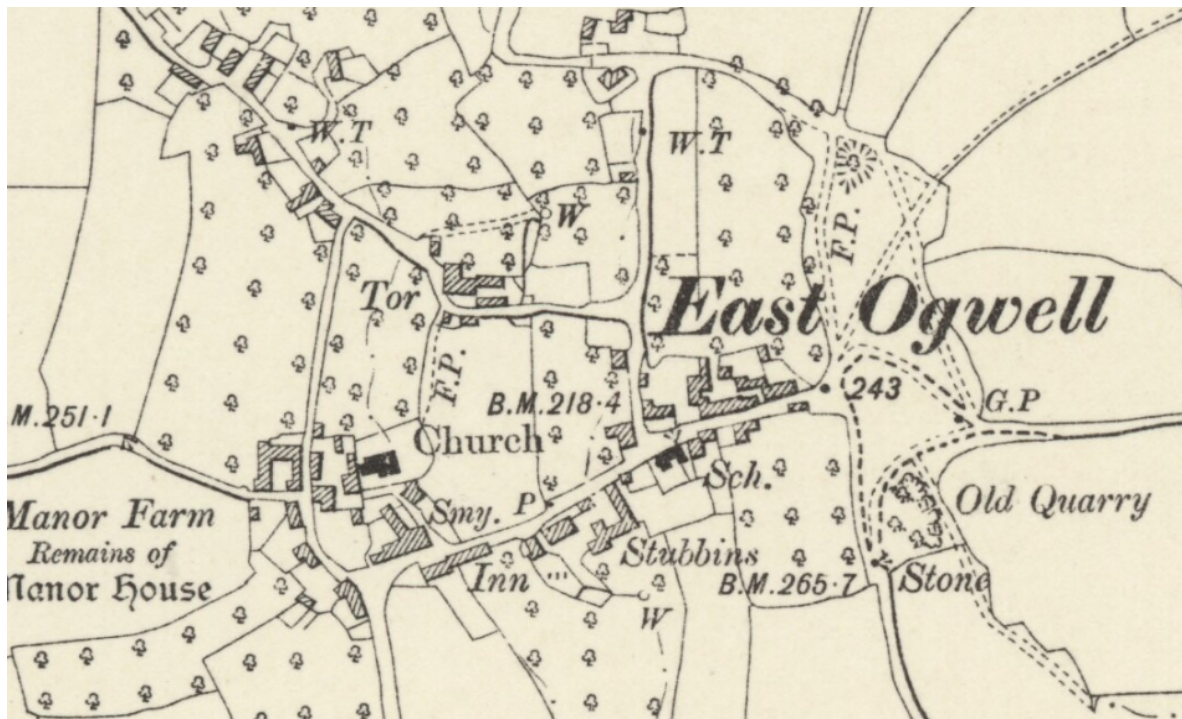


Figure 18B Ogwell 1906 (regular trees denote orchards)

## 5.5 Environment Policies and Proposals

### Policy E01 Locally Important views

The quality of the views to the settlement of East Ogwell or the countryside should be safeguarded in any future development within the Parish. Development within the foreground or middle ground of these views should not have a significant adverse impact on the quality of the view and should, wherever possible, contribute positively to the existing composition of natural and built elements.

It should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view.

The locally important views illustrated are summarised as:

**View A;** of East Ogwell from the village green and East Hill. This view defines the historic setting of East Ogwell, St Bartholomew's parish church and Dartmoor beyond.

**View B;** of the Undercleave and distant views of Newton Abbot centred on Highweek Parish Church from East Hill and Ogwell Road. This open view defines the green separation between Newton Abbot and Ogwell and the natural green routes connecting the settlements.

**View C;** of East Hill across the Undercleave. This open view defines the green edge and high ground separating Canada Hill and the urban extensions of Newton Abbot from the more rural settlements of Ogwell Parish.



Figure 19. Locally Important View Summary (See Fig 16 & fig 17)



Connection to the countryside shall be actively encouraged by improving public access to features within the natural environment, such as the River Lemon and the open countryside. Proposals which seek to enhance access to the countryside in order to address health and wellbeing inequalities will be supported.

## Policy E03, Encouraging renewable energy and low carbon development

- **Biomass; coppicing local woodland and hedgerows;**
- **Hydro; power generation from local watercourses;**
- **Small-scale solar power with particular emphasis on utilising roof mounted solar on agricultural buildings.**

**All development of small-scale renewable energy generation within the parish must demonstrate that it will not affect the integrity of the South Hams SAC and will have no detrimental impacts on SSSIs within the parish. All proposals must be supported by protected species surveys and the identification of any necessary mitigation measures.**

**Objective 3a;** Create effective links between rural areas, villages and Newton Abbot.

**Objective 3c; Facilitate improved public transport facilities.**

- <sup>27</sup> Highways England Response to Pre-submission Consultation Responses Summary Document

due regard for its location within the Conservation Area and is subject to agreement with the community and approval by the Parish Council.

A bespoke Greater Horseshoe Bat mitigation plan for the shelter must be submitted to the Local Planning Authority and approved before planning permission will be granted. The plan must demonstrate how the shelter and surroundings will be developed and planted in order to maintain landscape connectivity for bats roosting in nearby buildings. No new lighting will be provided in association with the shelter. The mitigation plan must demonstrate that there will be no adverse affect on the SAC alone or in combination with other plans or projects.

- 5.6.8 It is an aspiration that further discussions with landowners may provide an opportunity to establish a practical route for a footpath between the Old Village and newer communities. The desire of the community being expressed within the Parish Plan (2007) and the 2015 public consultation exercise carried out as evidence gathering for the Neighbourhood Plan. A feasibility and cost study was conducted by Devon County Council but was unable to address the issue of road widening along Ogwell Road (figure 23).
- 5.6.9 The community will engage with any landowners who may be able to assist in order to achieve this longstanding community objective.



*Figure 20. Ogwell Road (width and visibility limit its use as a safe walking route)  
Lack of a Safe and practical walking route from the old village of East Ogwell to the primary school and newer housing developments to the East over Canada Hill was identified in paragraph 1.8.3. 87% of residents sought a safe linking path between the new and old parts of the village.*



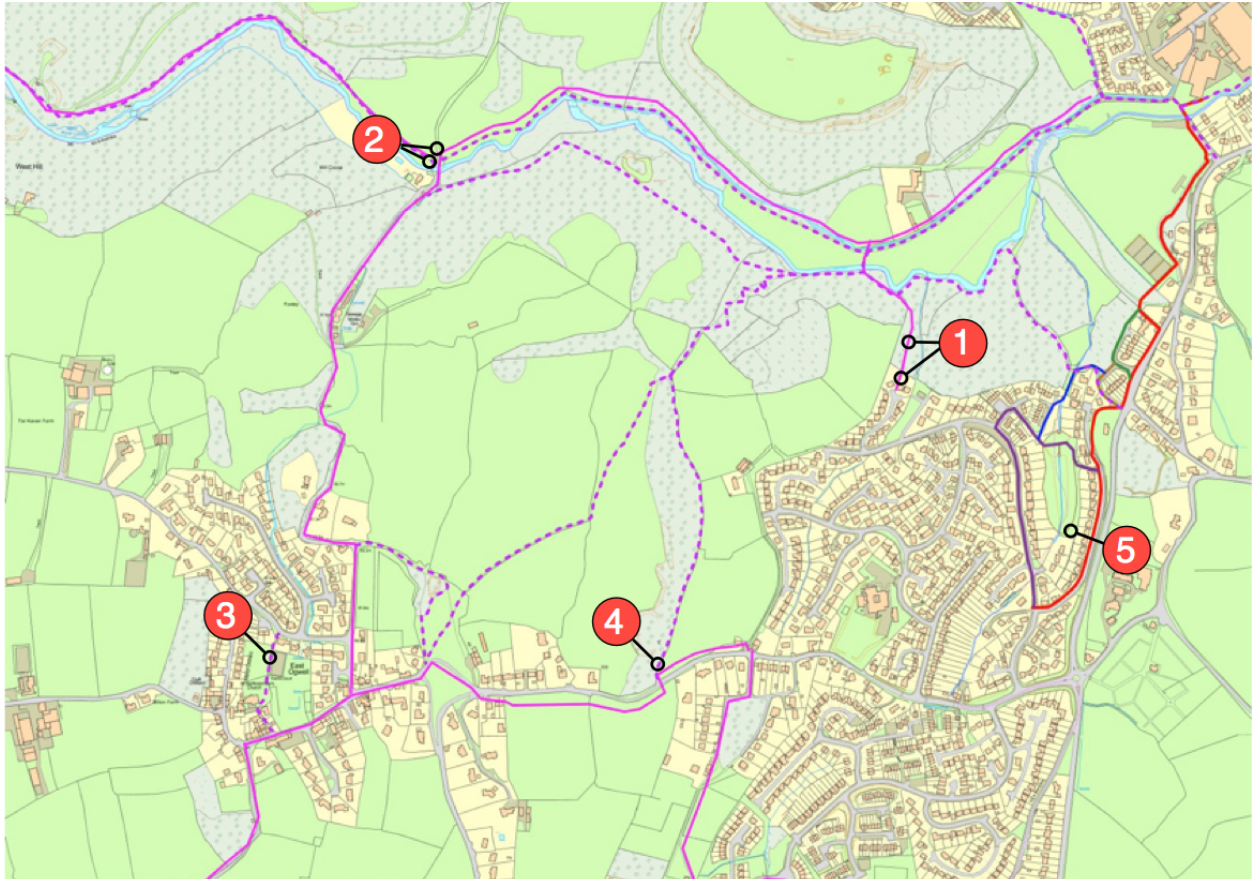


Figure 21 locations of views of proposed Green Infrastructure and footpath improvements



1

**Merrywood Path (Footpath from Ogwell to Newton Abbot)**

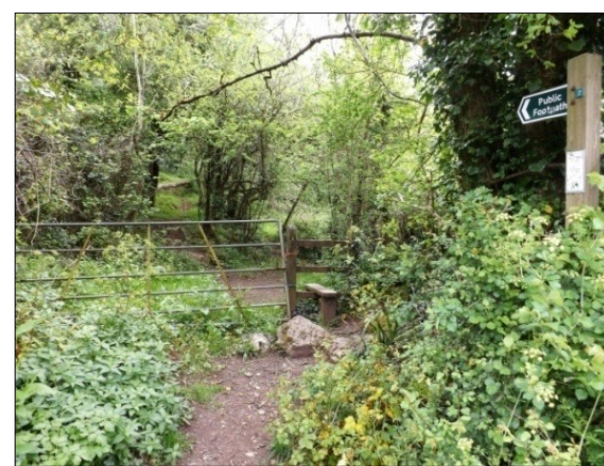
Poor signage at entry, path impassable when muddy. Resurface to improve accessibility for all





2

Inaccessible to all. 3 stiles & bridge limit access to old & pushchairs, redesign, reduce or remove.



3

## Accessibility Issues

4

Poor Entrance. Repair and replacement required



5

### Potential for a useful New Footpath

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## 5.7 Transport, Paths and Connections Policies and Proposals

### Policy TP 01 Footpaths and cycleways

All new development in the plan area should link to a safe path and cycleway network that links East and West Ogwell and Canada Hill to Newton Abbot and, where appropriate, opportunities to improve and extend that network will be sought as part of development proposals. New and existing footpaths and cycleways should:

- Have durable surfacing and effective drainage
- Be easy to navigate with discreet rural signage
- Be accessible to those with special needs, where feasible
- Include improved footbridges and stiles where required
- Where routes are shared, the different needs of pedestrians and cyclists are taken into account
- Connect to other existing and new footpaths and cycleways as appropriate



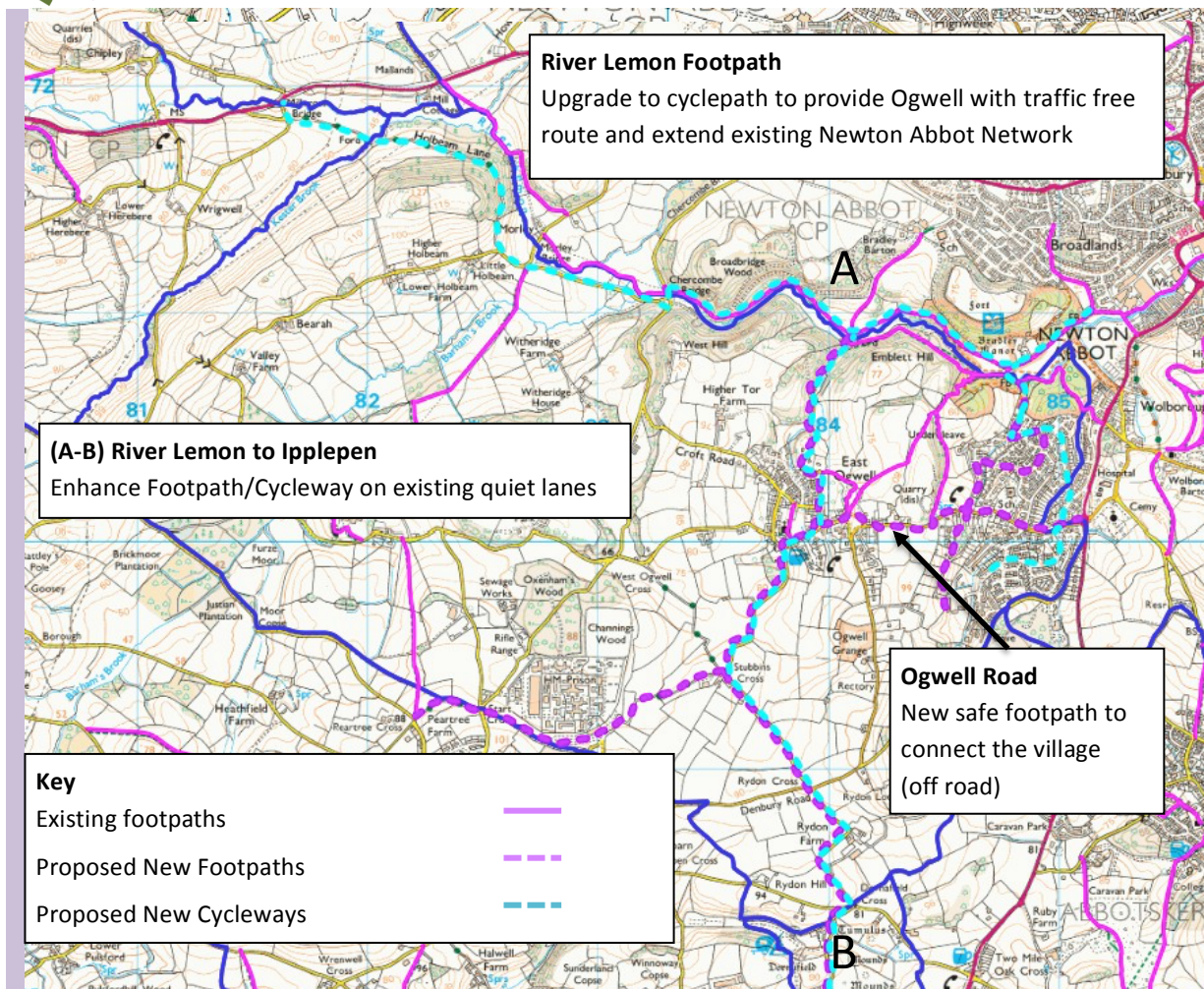


Figure 23 Existing and Proposed cycle ways and Pedestrian only routes

## 5.8 Aim 4; Controls on future Housing and Homes responding to local needs

**Objective 4a;** Promote development in the parish that responds to local needs;

**Objective 4b;** Promote infill housing;

**Objective 4c;** Address gaps in housing provision;

**Objective 4d;** Consider the impact of the Newton Abbot Urban Extension on the parish

5.8.1 There has been considerable housing development in the Parish between 1960s until 2010 particularly to the East of the Parish. This development has encroached onto the countryside and has put pressure on the infrastructure of the parish without any significant improvements. Strategic growth in the area is planned to be met by urban extensions in other areas around Newton Abbot included in the Teignbridge Local Plan (Policy NA3). Therefore this plan does not promote a



significant increase in housing on the scale of previous decades but does not exclude the opportunity for rural exception sites in the Parish as described in TDC Local Plan Policy WE5. This approach is also in line with TDC Local Plan Policy S21- Villages.

5.8.2 This plan supports 'A Housing Strategy for Teignbridge'.<sup>28</sup>

*'People are growing old in Teignbridge, so we need to consider the housing needs of this demographic in the design and delivery of accommodation. We also need to consider how we work more closely with partners and volunteers in the social care and health services. We must also think about the provision of housing options to meet the needs of local young people, and provide decent accommodation to attract, and keep, younger working households to balance the local community'.<sup>[1]</sup>*

5.8.3 The Neighbourhood Plan proposes limited development in the Parish that meets the social and economic needs of the Parish, and protects the settlement's rural character and is able to minimise travel. Consultation with Teignbridge District Council and Teign Housing would indicate that provision of affordable housing, self build, and homes for the elderly and down sizing are important considerations when meeting housing need. Latest data from TDC (October 2016) shows that there is a reasonable level of local need. The Devon Home Choice Housing Register has 12 households recorded (3@1bed, 7@2bed, 2@3bed need) the register for shared ownership (Help to Buy SW) shows 2 households registered. At the appropriate time a Rural Housing needs survey would provide more specific indications of local housing need including affordable dwellings, housing for older people and any self-build aspirations. This would be the basis of any exception site scheme coming forward.

5.8.4 Development of infill sites will be supported provided that it does not individually or cumulatively result in coalescence and loss of separate identity of the existing neighbouring settlements for example at East Ogwell and Canada Hill.

5.8.5 **An aspirational proposal for Canada Hill.** Development of the Canada Hill Site illustrated in figure 24 was the subject of additional consultation with the landowner and the community most affected by any change to the use of the site. A summary of the responses to the consultation is included in the Evidence Base. The landowner would like to develop the site for housing however most residents would prefer to see the site as local open space or community green space.

5.8.6 The Neighbourhood Plan Steering Group has taken a pragmatic approach to achieving a successful and sustainable solution to this site and seeks to facilitate a meeting between the landowner and local residents, so that issues can be explored further in order, hopefully, to clarify points and meet a variety of objectives.

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<sup>28</sup> [A Housing Strategy for Teignbridge 2015-2020](#)

- Reinstatement of part of the former woodland made available to the community as amenity woodland;
- Area allocated for allotments;
- Improved access to any open space around the site;
- Local play area;
- Improvements to the surrounding roads and drainage.

5.8.9 The Conservation Area Character Appraisal for East Ogwell comprehensively defines the architectural qualities of the historic core of the parish.<sup>29</sup> Infill housing or subdivision of existing historic plots in this area should make a positive contribution and enhance the significance of the village's existing heritage assets.

<sup>29</sup> East Ogwell Conservation Area Appraisal



# H01

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## 5.10 Aim 5; Promote Rural Employment

**Objective 5a;** Promote rural employment

**Objective 5b;** Create opportunities for new business units

**Objective 5c;** Promote conversion of redundant agricultural buildings to employment use.

**Objective 5d;** Promote collaboration with Channings Wood Prison

- 5.10.1 The Plan supports Local Plan Policy EC4 (Working from Home). This policy encourages business start-ups, home-working and small scale employment in residential and rural areas; it is acceptable in principle to use part of a dwelling for an employment generating use subject to no detrimental effect to the amenity, parking problems or traffic generation in the area.
- 5.10.2 Statistical evidence from the parish (figure 7) and the ward (Ambrook)<sup>30</sup> Ward would indicate that there has been an increase in the population of working age, the level of agricultural and land based employment is higher than the local and national averages and there is a high proportion of smaller independent businesses. There are also a higher percentage of people who work from home compared to other areas (see para. 4.13) and a higher proportion of self employed people compared to Teignbridge the South West and the UK. This information combined with the higher than average travel to work distances for those who do work away from home would indicate that there is potential to develop more local small scale and rural based employment.
- 5.10.3 To accommodate a growth in local employment space this Plan supports Local Plan Policy EC3 (Rural Employment). There are opportunities within the Parish for diversification of existing and redundant agricultural buildings to other commercial uses. Currently, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 already provides, subject to conditions permitted development rights for agricultural buildings to convert to offices, storage, distribution, hotels, restaurants and cafes.
- 5.10.4 Such changes of use of agricultural buildings would only be encouraged if they are of low environment and transport impact business uses (e.g. workshops, offices, storage, small scale food processing, cafes, and leisure).
- 5.10.5 In collaboration with Channings Wood Prison outreach projects shall be identified to aid resettlement of ex offenders and promote rural employment. These may include landscape maintenance and ground works.

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<sup>30</sup> [Ambrook Ward Profile 2011 \(based on ONS data\)](#)



## 5.11 Employment Policies

### EM01 Local Rural Employment

The conversion of redundant agricultural buildings to small scale employment uses will be acceptable in principle provided that:

- The scale of employment use is appropriate to the accessibility of the site by public transport, cycling and walking and the standard of local highways
- Proposals respect the character and qualities of the landscape and the environment and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels
- Proposals do not affect the integrity of the South Hams SAC

An existing building is considered redundant if it has remained vacant for a period exceeding one year. Evidence in the form of dated photographs will be required to confirm the period that the building has remained vacant.



## 5.12 Aim 6; Respect the Local Character and Promote Design Quality

**Objective 6a;** promote the use of a Design Code and principles.

**Objective 6b;** Propose design policies to consider in the whole parish

5.12.1 The Plan supports a set of guidance for all developers and their agents planning new development in Ogwell of whatever scale. Guidance should also apply to upgrading existing stock, public spaces and any other changes in the area. Teignbridge Council's emerging design guide will be a material consideration in the area. However, Ogwell Parish is a distinct area with its own history and rural character.

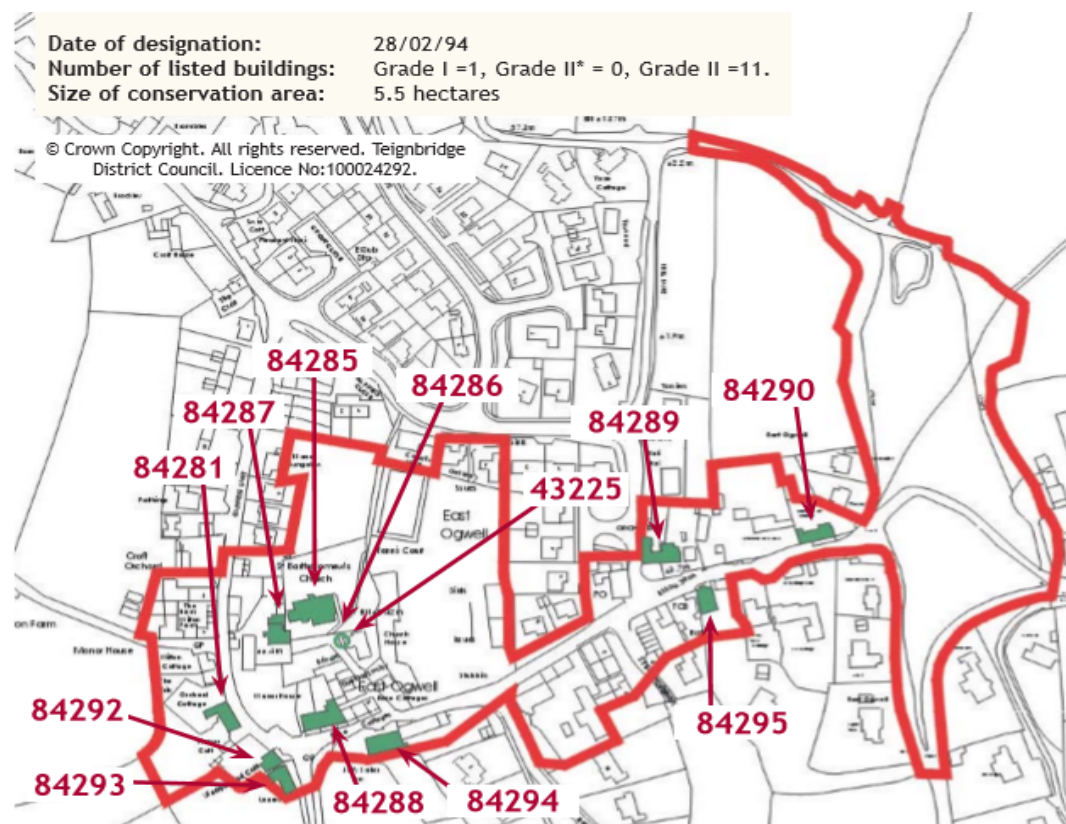


Figure 26; The East Ogwell Conservation Area Buildings marked in green are listed buildings further details can be found in the Conservation Area Character Appraisal 2010.

5.12.2 It is a fundamental requirement that all new development must be in keeping with its surroundings. Any new development activity must appreciate and build upon this distinctiveness drawn from the place and its rural location. The community encourages a collaborative approach to design on all future development. An approach engaging the community in a timely and proactive manner should be taken to both the planning and detailed design stages of each site.

## 5.13 Character and Design Quality

- C01** Any new development in the Neighbourhood Plan Area must demonstrate high quality design. All proposals must:
- a. Be in keeping with the area within which it is located, respond to and integrate with the local built surroundings, landscape context and setting. All development should;
    - Follow building set backs to match adjoining buildings
    - Respect the scale and character of existing and surrounding buildings, notably the heritage assets listed in Local Plan policy EN5
    - Use good quality materials that complement the existing palate of materials within the plan area
    - Adopt the principles of sustainable design as defined by Local Plan policy S1
    - Help reduce carbon emissions through their design
    - Have regard to the requirements of 'Secure by Design' to minimise the likelihood and fear of crime
    - Reduce the dependence on the private car by supporting and connecting directly to other more sustainable modes such as walking, cycling and public transport
    - Respecting the emerging Teignbridge Design Guide
  - b. In addition, in the East Ogwell Conservation Area development should conserve and enhance the Conservation Area and make a positive contribution to the significance of the heritage assets and their setting and have regard to the East Ogwell Conservation Area Appraisal<sup>31</sup>. This guidance includes:
    - Contribute positively to the character of the area, particularly the manor house and church.
    - Use of high quality materials in keeping with the local materials defined in Appendix 1 of the Appraisal
    - Use of design features such as set backs and roof details as defined in Appendix 1 of the Appraisal
    - Use of detailed surface treatments such as cobbling, water worn limestone, hoggin and granite setts
    - Use of specimen trees e.g. an ornamental tree planned as a feature in a development
    - Retention of existing orchards and mature isolated trees
    - Avoid any adverse impacts on the panoramic views of the Conservation Area from the high ground to the east and west of the Conservation Area
    - Removal of overhead wires where feasible
    - Sensitive replacement of doors, windows and roofing materials

### [31 The Conservation Area Character Appraisal for East Ogwell, Teignbridge District Council 2010](#)







## 6. A sustainable Parish and delivering the Plan

### 6.1 Sustainable Development

6.1.1 One of the fundamental factors underlying this Plan is that it contributes to making the Parish more sustainable. This plan respects the Government's approach to sustainable development as set out in the National Planning Policy Framework.

A clear definition of sustainable development provided by Locality is;

***'Enabling growth to cater for the needs of current generations but ensuring that growth doesn't mean worse lives for future generations'***<sup>32</sup>

6.1.2 Some of the features of this plan that make the Parish more sustainable are:

- A high level of community engagement;
- Mixed transport provision encouraging walking and cycling (Policy TP01);
- More local employment provision (Policy EM01);
- A range of new community facilities (Policies WB01 and WB02);
- Promotion of high quality design (Policy C01);
- New housing that responds to local needs (Policy H01);
- Protection and enhancement of wildlife areas and measures to support biodiversity (Policy E01 and E03);
- Encouragement for the re-use and refurbishments of existing buildings (Policy EM01);
- Conserving historic buildings and environments (Policies EM01 and C01)

### 6.2 Delivery

6.2.1 The Steering Group set up by the Ogwell Parish Council to develop, champion and engage the community on the Neighbourhood Plan will in due course either transfer the responsibilities for delivering the Plan to the Parish Council or transform into a community-led body capable of co-ordinating actions and stimulating and supporting project initiatives identified by the Plan. Some projects will simply be brought forward by private individuals and independent organisations wishing to invest in site(s) However, many aspects of the Plan will be driven by public and community investment and to obtain funding then bids may have to be prepared and submitted and resources aggregated. Some land and/or assets may also need to be transferred into community ownership.

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<sup>32</sup>. [Locality Neighbourhood Plans Road Map Guide \(see page 44\)](#)



- 6.2.2 The governance of specific projects or initiatives that are being enacted on behalf of the wider community need to be carefully thought through.
- 6.2.3 For some actions it will be most efficient and practical if Teignbridge District Council or another public agency takes the lead, but steering and management becomes key and should be shared to ensure that proper co-ordination and 'ownership' of the outputs is achieved. The Parish Council will plan to keep the 'whole picture' across Ogwell in focus. However, there are component parts that will need to be explored in greater depth - and with a tighter group of participants that may have particular interests. Possible subgroups could follow the policy themes:
- Well Being
  - Environment
  - Transport, Paths and Connections
  - Housing
  - Employment
- 6.2.4 These themes will be identified and be understood to have clear relationships back to the Parish Council. These 'task and finish' groups will be provided with simple reporting and governance/terms of reference structures that need to be established in order to ensure proper co-ordination. It is suggested that a member of the Parish Council might chair each. In order to be effective, these 'task and finish' groups will have the liberty to co-opt individuals such as representatives of key external agencies. It is very important that such inclusion within the governance, decision-making or delivery structures of these initiatives does not mean that community representation is relegated to a minority stake.
- 6.2.5 A very important Task and Finish group will be the one established, possibly as part of 'Well Being' to pursue better provision for Young People in the Parish— naturally strong representation from young people themselves will be essential. Another important group will investigate the delivery of community open space for example at Luxton Road (Proposal WBP01); this could be the part of the remit of the 'Environment Group' with strong representation of the local residents and future stakeholders.
- 6.2.6 A range of funding streams must be drawn on to help fund the interventions outlined and ultimately agreed in the Plan. Many of the projects identified in the plan have been costed and budgets are included in the Evidence Base. Over recent years proposals to link East Ogwell to Canada Hill by a safe footpath have been discussed at length with officers of Devon County Council, reports and preliminary costings are also included in the evidence base.
- 6.2.7 While there is no statutory requirement for the impact of this Plan and its Policies to be monitored, the Parish Council will periodically monitor the impact of the neighbourhood Plan Policies on the Parish, specifically by considering the Policies' effectiveness in the planning application decision making process. The Parish Council will do this by referring to this Plan when reviewing planning applications.

A full or partial review of this Plan is unlikely to be considered necessary during its lifetime unless triggered by changes to legislation, changes to national or District-wide Planning Policies or significant planning issues being raised by the local community which cannot be dealt with effectively by a combination of National, District and / or existing Neighbourhood Plan Policies.

7.1 This version of the plan has been prepared for the submission stage of the neighbourhood planning process. The plan in its current form is to be submitted to Teignbridge District Council for formal consultation and submission for independent examination.

7.2 This version of the plan will be made available by Teignbridge District Council for review by the community and other key stakeholders, the minimum requirement for consultation includes;

- Publication of the plan that brings it to the attention of people who live, work and run businesses in the Parish;
- Opportunities to view and make comments on the plan;
- Arrangements to make comments on the plan, which must be for a minimum period of 6 weeks from the date it was first publicised;
- Consultation with statutory consultation bodies whose interest may be affected by the Plan, these include, Newton Abbot Town Council, Devon County Council, the Environment Agency, Natural England and Historic England, neighbouring parishes, significant landowners and local community organisations, societies and trusts including the National Trust.

7.3 The plan shall be published on the Teignbridge District Council website. Ogwell Parish Council will also publish a copy of the plan at <http://ogwell.org/neighbourhood-plan/>

7.4 All comments made on this Submission Version of the Plan will be considered by the Examiner appointed by TDC.



DECC	Department of Environment and Climate Change
DCC	Devon County Council
EA	the Environment Agency
GI	Green Infrastructure
HE	Highways England
NE	Natural England
NPPF	the National Planning Policy Framework
ONS	Office of National Statistics
OS	Ordnance Survey
SAC	Special Area of Conservation
SCI	Sites of Community importance
SSSI	Sites of Special Scientific Interest
SPA	Special protection areas
SWDCEP	South West Devon Community Energy Partnership
TDC	Teignbridge District Council
GP	General Practitioner
NP	Neighbourhood Plan
MW	Megawatt
UK	United Kingdom
SW	South West
IMD	Index of Multiple Deprivation

Appendices		
Reference	Title	Website
<b>A1</b>	Parish Plan Analysis	<a href="http://ogwell.org/wp-content/uploads/2.-Parish-Plan-Analysis.pdf">http://ogwell.org/wp-content/uploads/2.-Parish-Plan-Analysis.pdf</a>
<b>A2</b>	Devon Biodiversity Records Centre, Wildlife Site Resource Map and Species	<a href="https://ogwell.org/wp-content/uploads/8.-Wildlife-site-resource-map-and-species-record-by-DBRC-map.pdf">https://ogwell.org/wp-content/uploads/8.-Wildlife-site-resource-map-and-species-record-by-DBRC-map.pdf</a>
<b>Small pdf A3</b>	Community Facilities Audit	<a href="http://ogwell.org/wp-content/uploads/9.-Community-Facilities-Audit.pdf">http://ogwell.org/wp-content/uploads/9.-Community-Facilities-Audit.pdf</a>
<b>A4</b>	Open Space Audit: Parish Facilities Compared	<a href="http://ogwell.org/wp-content/uploads/10.-Open-Space-Audit-Parish-Facilities-Compared-.pdf">http://ogwell.org/wp-content/uploads/10.-Open-Space-Audit-Parish-Facilities-Compared-.pdf</a>
<b>A5</b>	Devon County Council, Report on footpath improvements to Ogwell Road	<a href="http://www.ogwell.org/wp-content/uploads/11.-DCC-report-on-footpaths-improvements-to-Ogwell-Road-compressed.pdf">www.ogwell.org/wp-content/uploads/11.-DCC-report-on-footpaths-improvements-to-Ogwell-Road-compressed.pdf</a>
<b>A6</b>	English Heritage Listing: West Ogwell Church	<a href="http://www.historicengland.org.uk/listing/the-list/list-entry/1334475">www.historicengland.org.uk/listing/the-list/list-entry/1334475</a>
<b>A7</b>	Natural England, River Lemon Valley Woods SSSI Citation, 1986	<a href="https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1002412&amp;SiteName=river%20lemon%20valley%20woods&amp;countyCode=&amp;responsiblePerson=&amp;SeaArea=&amp;IFCAArea=">https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1002412&amp;SiteName=river lemon valley woods&amp;countyCode=&amp;responsiblePerson=&amp;SeaArea=&amp;IFCAArea=</a>
<b>A8</b>	Natural England, Ransley Quarry SSSI Citation, 1984	<a href="https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001892&amp;SiteName=Ransley%20Quarry&amp;countyCode=&amp;responsiblePerson=&amp;SeaArea=&amp;IFCAArea=">https://designatedsites.naturalengland.org.uk/SiteDetail.aspx?SiteCode=S1001892&amp;SiteName=Ransley y Quarry&amp;countyCode=&amp;responsiblePerson=&amp;SeaArea=&amp;IFCAArea=</a>
<b>A9</b>	Teignbridge District Council, Ambrook Ward Profile, October 2011	<a href="https://sites.teignbridge.gov.uk/CHttpHandler.ashx?id=31333&amp;p=0">https://sites.teignbridge.gov.uk/CHttpHandler.ashx?id=31333&amp;p=0</a>
<b>A10</b>	Ogwell (Pre-submission) Neighbourhood Development Plan Strategic Environmental Assessment (SEA) Screening Report	<a href="http://ogwell.org/wp-content/uploads/A10-Ogwell-Pre-Sub-SEAHRA-Screening-Report-FINAL.pdf">http://ogwell.org/wp-content/uploads/A10-Ogwell-Pre-Sub-SEAHRA-Screening-Report-FINAL.pdf</a>

Background Evidence		
Reference	Title	Website
BE1	Action Plan from Ogwell Parish council	<a href="http://ogwell.org/wp-content/uploads/Action-Plan-The-Ogwell-Parish-Plan-Update-2012.pdf">http://ogwell.org/wp-content/uploads/Action-Plan-The-Ogwell-Parish-Plan-Update-2012.pdf</a>
BE2	Ogwell Parish Plan 2008	<a href="http://www.ogwell.org/wp-content/uploads/1.-Parish-Plan.pdf">www.ogwell.org/wp-content/uploads/1.-Parish-Plan.pdf</a>
BE3	East Ogwell Conservation Area Appraisal 2010	<a href="http://www.teignbridge.gov.uk/planning/heritage-assets/conservation-areas/information-about-each-conservation-area/">www.teignbridge.gov.uk/planning/heritage-assets/conservation-areas/information-about-each-conservation-area/</a>
BE4	A Vision for Britain Through Time: East Ogwell	<a href="http://www.visionofbritain.org.uk/place/4221">www.visionofbritain.org.uk/place/4221</a>
BE5	HM Prison and Probation Service: Channings Wood Prison Information	<a href="http://www.justice.gov.uk/contacts/prison-finder/channings-wood">www.justice.gov.uk/contacts/prison-finder/channings-wood</a>
BE6	The Church Urban Fund	<a href="http://www2.cuf.org.uk/parish/150313#data">http://www2.cuf.org.uk/parish/150313#data</a>
BE7	Office for National Statistics: Census Data 2001	<a href="http://ogwell.org/wp-content/uploads/BE7-Census-Data-2001-.pdf">http://ogwell.org/wp-content/uploads/BE7-Census-Data-2001-.pdf</a>
BE8	Office for National Statistics: Census Data 2011	<a href="http://ogwell.org/wp-content/uploads/BE8-Census-Data-2011-Age-.pdf">http://ogwell.org/wp-content/uploads/BE8-Census-Data-2011-Age-.pdf</a>
BE9	South Hams SAC- Greater Horseshoe Bat Consultation Zone Planning Guidance	<a href="http://www.devon.gov.uk/core-doc-y1-greater-horseshoes-bat-consultation-zone-planning-guidance.pdf">http://www.devon.gov.uk/core-doc-y1-greater-horseshoes-bat-consultation-zone-planning-guidance.pdf</a>
BE10	The Conservation of Habitats and Species Regulations 2010	<a href="http://www.legislation.gov.uk/uksi/2010/490/pdfs/uk_si_20100490_en.pdf">http://www.legislation.gov.uk/uksi/2010/490/pdfs/uk_si_20100490_en.pdf</a>
BE11	DECC: Community Energy Strategy Update March 2015	<a href="https://www.gov.uk/government/publications/community-energy-strategy-update">https://www.gov.uk/government/publications/community-energy-strategy-update</a>
BE12	Teignbridge District Council, Teign Green Network Strategy Appendices: Consultation Draft 2014	<a href="https://www.teignbridge.gov.uk/media/2330/strategy.pdf">https://www.teignbridge.gov.uk/media/2330/strategy.pdf</a>
BE13	Devon County Council, Minerals Plan 2011-2031, February 2017	<a href="https://new.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-minerals-plan">https://new.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/devon-minerals-plan</a>
BE14	20 years at Canada Hill	<a href="http://www.canadahill.devon.sch.uk/docs/History_Book/20_years_at_canada_hill.pdf">http://www.canadahill.devon.sch.uk/docs/History_Book/20_years_at_canada_hill.pdf</a>





BE15	Huseyin Naci; John P.A Ioannidis, (June 11, 2015). Evaluation of Wellness Determinants and Interventions by Citizen Scientist	<a href="https://dismgmt.files.wordpress.com/2015/06/jama-network--jama--evaluation-of-wellness-determinants-and-interventions-by-citizen-scientists-john-p-ioannidis.pdf">https://dismgmt.files.wordpress.com/2015/06/jama-network--jama--evaluation-of-wellness-determinants-and-interventions-by-citizen-scientists-john-p-ioannidis.pdf</a>
BE16	National Planning Policy Framework, 2012	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</a>
BE17	Teignbridge District Council, Developer Led Development Framework Plan: Bovey Tracey Challabrook BT3 September 2016	<a href="https://www.teignbridge.gov.uk/planning/local-plans-and-policy/development-framework-plans/bt3-challabrook-bovey-tracey/">https://www.teignbridge.gov.uk/planning/local-plans-and-policy/development-framework-plans/bt3-challabrook-bovey-tracey/</a>
BE18	A Housing Strategy for Teignbridge 'More than Bricks and Mortar' Draft 2015-2020	<a href="https://sites.teignbridge.gov.uk/CHttpHandler.ashx?id=43556&amp;p=0">https://sites.teignbridge.gov.uk/CHttpHandler.ashx?id=43556&amp;p=0</a>
BE19	Teignbridge District Council Design Guide	<a href="https://www.teignbridge.gov.uk/media/6314/teignbridge-design-guide-23-jan-2018.pdf">https://www.teignbridge.gov.uk/media/6314/teignbridge-design-guide-23-jan-2018.pdf</a>
BE20	Locality, Neighbourhood Plans Road Map Guide	<a href="http://www.locality.org.uk/wp-content/uploads/Neighbourhood-planning-roadmap-2016.pdf">www.locality.org.uk/wp-content/uploads/Neighbourhood-planning-roadmap-2016.pdf</a>
BE21	Teignbridge District Council Adopted Local Plan, 2013-2033	<a href="https://www.teignbridge.gov.uk/planning/local-plans-and-policy/teignbridge-local-plan-2033/">https://www.teignbridge.gov.uk/planning/local-plans-and-policy/teignbridge-local-plan-2033/</a>
BE22	Teignbridge District Council Public Health Plan, 2014-2016	<a href="https://sites.teignbridge.gov.uk/CHttpHandler.ashx?id=39130&amp;p=0">https://sites.teignbridge.gov.uk/CHttpHandler.ashx?id=39130&amp;p=0</a>

