**Questions for Clarification**

 **The South Huish Neighbourhood Development Plan.**

I am Deborah McCann, the independent examiner of the South Huish Neighbourhood Development Plan 2019-2034. I seek clarification on the following policy/supporting information. These questions are directed to the Qualifying Body.

**Policy SH Env 1 Settlement Boundaries and avoidance of coalescence**

The settlement boundaries for Hope Cove and Galmpton designated in this Plan and illustrated in figures 14 and 15 shall be used for the purposes of determining all planning applications in the parish.

Development proposals beyond theses boundaries that would lead to any coalescence between Hope Cove, Galmpton, South Huish and Thurlestone Sands will not be permitted.

**Question**

I have received numerous representations expressing concern regarding the proposed development boundary for Galmpton. These concerns relate to the process of defining the boundary, modifications made to it and the consultation process following the modifications.

I seek clarification on how the boundary was defined, the process of consultation on the original boundary and how and when the decision to modify the boundary was taken and how the community was involved/consulted on the modifications.

**Policy SH Env4 Local Green Spaces**

A number of green open spaces within the Parish are designated as LGS. These sites illustrated in figures 16 A to C have been identified by the community as of special value to South Huish Parish and hold a particular significance to the place namely;

• Their beauty and tranquillity;

• Historic significance;

• Passive and active recreational value;

• High environmental quality;

• The richness of habitats and wildlife;

• To maintain the open character of the parish;

• The historic landscape setting of settlement is retained;

The justification for each site listed below against the criteria set in NPPF clause 100 is included within the evidence base as Appendix A3

LGS1 Not used;

LGS2 New Road and Channel View junction;

LGS3 Not used;

LGS4 New Road by Arabia and Mewstone;

LGS5 Between Shippen Lane and Harbour Lane at South West end;

LGS6 Outer Hope carpark and Fisherman’s carpark;

LGS7 Cannon and Anchor;

LGS8 New Road and bypass green triangle;

LGS9 The Downs;

LGS10 Weymouth Park;

LGS11 The Green Galmpton;

LGS12 by Higher Orchard Galmpton.

LGS 13 Coastguard Station Gardens Inner Hope

**Question**

I seek clarification on how the proposed Local Green Spaces were selected and the size of the proposed spaces.

I also seek confirmation that the owners of the proposed Local Green Spaces have been formally consulted. Please provide copies of any responses.

I have assumed that the inclusion of LGS1 and LGS3 is a drafting error.

**Policy SH HW 1, Community Facilities**

a) Development that results in the loss of community facilities and public spaces as outlined above in paragraph 6.6.3 or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed.

b) New residential development will where practicable be expected to deliver new community facilities including Open Space, Sports and Recreation (OSSR) facilities on site. On smaller sites or where this is not practicable a planning obligation will be sought to mitigate the impact of new residents through new and improved provision in an appropriate location. For OSSR facilities this should be in accordance with the priorities and projects identified in the South Huish Parish OSSR Plan. Facilities identified include; new children’s play area in Hope Cove and beach showers within the toilet building in Outer Hope.

c) Proposals that involve the use of land in the countryside to facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be supported where they would not have an adverse effect on the AONB, countryside, historic environment, and other land uses in the vicinity. Any proposals that improve access to existing public rights of way will be supported.

d) Proposals that promote the public awareness and enjoyment of the historic and natural environment such as heritage and nature trails will be supported. Any future development should include the appropriate enhancement of adjacent heritage and nature trails.

e) Ancillary facilities must, where practicable, be accommodated in existing buildings that are of a general design in keeping with their surroundings.

**Question**

I seek clarification on the intention of paragraph a) of this policy. If the intention is to identify important open spaces within the parish in line with paragraph 97 of the NPPF 2019 and community facilities please provide a list of the specific open spaces and a list of the community facilities this policy is seeking to protect together with a map showing them on a map of an appropriate scale.