

**South Hams District Council**

Response to the

**Salcombe Neighbourhood Plan Regulation 16 consultation**

29/1/19

The Salcombe Neighbourhood Plan was submitted to South Hams District Council on 18th December 2018. The Council was satisfied that the submission draft and accompanying documents complied with all the relevant statutory requirements

The plan was publicised in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations and representations invited between 18th December 2018 and 29th January 2019.

South Hams District Council made a full response to the Regulation 14 consultation carried out by the Qualifying Body in respect of the Salcombe Neighbourhood Plan. This document sets out South Hams District Council’s response to the Regulation 16 version of the plan, focussing on the extent to which it is considered that the current version of the draft plan has responded to comments made at Regulation 14 and whether any significant concerns remain.

Overall, the Council is satisfied that the Regulation 15 draft neighbourhood plan has taken adequate account of comments made at Regulation 14, and that the consequent rewording of the document has resulted in a stronger plan.

Minor concerns remain as follows:

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| **Policy/Text**  | **Comments** |
| **Policy SALC Env1 Impact on the South Devon Area of Outstanding Natural Beauty (AONB)**All future development in the Parish must have due regard of its impact on the AONB, UndevelopedCoast , Heritage Coast, the rural landscape and the guidance on development set by the SouthDevon AONB Unit. All development proposals within the Parish should successfully demonstrate thatthey satisfy all of the following criteria:a) They maintain the intrinsic character of the landscapes affected;b) The proposal’s visual and environmental impact on the AONB, Heritage Coast andUndeveloped Coast has been assessed and minimized;c) It is demonstrated that they conform to the guidance on development in the AONBManagement Plan and AONB Planning Guidance;d) They cannot be accommodated reasonably outside the Heritage Coast and UndevelopedCoast;e) Substantial harm to or loss of irreplaceable habitats such as ancient woodland should bewholly exceptional;f) All proposals with the exception of minor alterations to existing dwellings within the Parishboundary must be accompanied by a landscape appraisal, a landscape plan and biodiversity actionplan in line with the requirements of the Devon Biodiversity Partnership. All of which accuratelydefines the natural assets and constraints of a development site. The appraisal and plans shall becommensurate with the level of development proposed. This requirement does not remove anyobligation to prepare a Strategic Environment Assessment on previously undeveloped land andcompliance with the environmental aspects of the local validation process for Planning Applicationsas required by SHDC.31g) Take opportunities available, where reasonable, for improving public access to and theenjoyment of the coast. | Support the principle and objectives of this Policy.Criteria f) has been amended as a result of comments at Regulation 14 consultation stage. The Council consider, however, the requirements at criteria f) remain unduly onerous in respect of Development Management submissions since those referred to as being necessary are over and above those normally required. |
| **Policy SALC Env2 Green Infrastructure throughout the Parish**All future developments must demonstrate an awareness and management of wildlife corridorsthrough the parish and connecting to the broader green infrastructure of South Devon. Anydevelopment should also be informed by the Wildlife Resource Map and species record produced forthe Plan32 and included in the evidence base. The purpose of referring to the South Hams GreenInfrastructure Framework is to build on the Strategic Aims and Actions of the framework adding andimproving the GI resource at a local level.a) Applicants should consider the opportunities, constraints and checklists outlined in theSouth Hams Green Infrastructure (GI) Framework. 33b) A statement is required on all developments with the exception of minor alterations toexisting dwellings within the settlement boundary detailing the way in which green infrastructurehas been incorporated into the proposed development. The statement shall be commensurate withthe level of development proposed however as a minimum the applicant should consider the SouthHams GI Framework and the Wildlife Resource Map and demonstrate how the design and landscapeproposals address them.c) Protection of locally distinctive natural features in a development such as Devon Banks,Hedgerows and the protection of existing mature trees beyond those protected within a TreePreservation Order should be included as part of the above statement.d) Where the opportunity arises any alien and foreign species of trees considered invasive orharmful should be replaced with indigenous species;e) Future development should promote where reasonable opportunities for improving accessto heritage assets through walking routes along historic leats and the estuary. | Support the principle and objectives of this Policy.The Council consider criteria b) to be unduly onerous in respect of Development Management submissions since those referred to as being necessary are over and above those normally required.  |
| **Policy SALC Env3 Local Separation**All future development must have due regard for a local separation policy between the settlementsof Salcombe and Batson to maintain the integrity of their Conservation Areas, the differentcharacters that under pin them; Salcombe is a town and Batson a rural hamlet. This policysafeguards the landscape character surrounding these settlements within the AONB and preventscoalescence between them. The extent of the separation policy is indicated in figure 11.The boundary of the separation policy generally respects existing hedge lines which should beretained. The South East section of the boundary is to the North of Croft Road and adoptedSalcombe Footpath no.2; this allows provision for an exit route from the first floor of any residentialunits that may be built as part of the Joint Local Plan allocated site TTV29.20.Proposals within the separation area will only be supported if they do not individually orcumulatively result in coalescence and loss of separate identity of the neighbouring settlements ofSalcombe and Batson or perception thereof and provided it does not conflict with other policieswithin this plan. | Support the principle and objectives of this Policy.No comments |
| **Policy SALC Env4 Local Green Spaces**A number of green open spaces within the Parish are designated as Local Green Space. These sitesillustrated in figures 12A ,12B and 12C have been identified by the community as of special value toSalcombe 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 following sites are designated as Local Green Spaces (LGS). The justification for each site againstthe criteria set in NPPF clause 77 is included below and within the evidence base as Appendix 3.Development within the designated LGSs listed below will only be supported if it is necessary for theenhancement of the public enjoyment of the LGS and enhancement of the existing qualities thatmake them demonstrably special as listed in Appendix 3.LGS1 Bonfire Hill CemeteryLGS2 AllotmentsLGS3 Jubilee GardensLGS4 Shadycombe CemeteryLGS5 Redfern WoodsLGS6 Cross GardensLGS7 Bonaventure WoodLGS24 South shore of Batson CreekLGS8 The Park (known as Courtenay Park)LGS10 Beadon Open SpaceLGS11 Cliff House WoodsLGS12 Cliff House GardensLGS13 The BerryLGS14 Old Hockey ClubLGS17 The PlantationLGS21 North Sands Nature ReserveLGS22 North Sands Green | Support the principle and objectives of this Policy.Although the number of LGS allocations has been reduced, the Council remain concerned that the combined effect of the number / extent of sites appears to be inappropriately restrictive.  Specifically, the Council is concerned that the cumulative impact may limit the ability to respond to the sustainable development needs of Salcombe in the longer term. |
| **Policy SALC Env5 Maintaining the character and the environmental quality of the estuary**The natural characteristics of the estuary should be retained in any future development along thewaterside. For any future waterside development consideration should be given to respect thefollowing criteria:a) The tidal and weather variation throughout the year providing shelter and durability towithstand often extreme conditions.b) All existing wooded areas visible from the estuary, particularly those running to the water’sedge and/or where they start at the visible natural ridge line should be retained.c) Development should be restricted to the existing historic settlements of Salcombe andBatson where waterside development and access has already been established and in shelteredlocations is protected from the prevailing and dominant winds and wave action.d) All harbour and boating infrastructure is clustered and should be contained within theexisting developed areas. This requirement is to control the infrastructure’s visual impact andprevent further damage to the seabed.e) No extensions of existing permanent pontoons within the historic settlement atWhitestrand, Normandy, Victoria Quay, Shadycombe Creek and Batson will be supported withoutclear justification and support from the Salcombe Harbour Board. There should be no net loss offoreshore or seabed in any future development. For the avoidance of doubt this Plan will notsupport any pontoons South of Jubilee Pier.f) Any impact on the health and quality of the estuary from development must be mitigatedagainst; this includes impact from noise, pollution, such as sewage and litter.g) Wildlife corridors through and beyond the harbour should be respected and safeguarded.h) There should be no adverse impact on the Salcombe to Kingsbridge SSSI.The AONB Estuary management plan and Salcombe Harbour Management Plan in force at the timeshould be material considerations in determining any future planning applications. | Support the principle and objectives of this Policy.At Regulation 14 consultation stage the Council considered the Policy unduly restrictive. The Policy introduction has been amended accordingly and is acceptable.  |
| **Policy SALC Env6 Locally Important Views**There are a number of views across Salcombe Parish from public land and routes that are consideredlocally important. These are illustrated in figures 13 and 14.The description of each view and points to be considered are included below and within theevidence base as Appendix 4.The quality of the views to the settlements, the estuary, coast or the countryside should besafeguarded in any future development within the Parish. The views help define the character of thetown and the AONB as outlined in AONB Management Policy Lan/P6.Development within theforeground or middle ground of these views should not harm and should, where possible, contributepositively to the existing composition of natural and built elements. Development should not beoverly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarkswithin the view.The views comprise panoramas within the acute angle of two arrows defining the extent of the viewor a view from a single point. The views cover distant ones of the settlement or are more localisedwithin the settlement. The areas covered by the views often overlap however each is considered locally important by the community.The locally important views illustrated are summarised as:V1 From Batson Green looking EastV2 Batson Green, and Lower BatsonV3 Batson Creek from the North to ShadycombeV4 Batson Creek from the South and the boat parkV5 Salcombe Town from the path to Snapes PointV6 Batson Creek and ShadycombeV7 Shadycombe Creek from the WestV8 Collaton from the A381V9 Salcombe Town from Snapes PointV10 East panorama from Devon RoadV11 North from Jubilee PierV12 South from Jubilee PierV13 Salcombe Town and Snapes Point from East PortlemouthV14 Salcombe Town from MillbayV15 Collaton from BeadonSalcombe | Support the principle and objectives of this Policy.No comments. |
| **Policy SALC Env 7 Maintaining the character, and density of development in key areas of Salcombe**Development in the areas shown as Character, and density policy areas A and B illustrated in figure15 will only be permitted where such development would not detrimentally impact on the characterof the existing low density development, mature gardens and trees in these areas.Sub-division of any existing plot anywhere within the settlement boundary illustrated in Figure 1Bwill not be supported if the volume of the new or modified building exceeds the total volume of theoriginal building plus the maximum additional volume that could be generated using the maximumlimits imposed for extensions under permitted development. | Support the principle and objectives of this Policy.No comments. |
| **Policy SALC B1 Design Quality and safeguarding Heritage Assets**Any new development in Salcombe Parish must demonstrate high quality design. All projectproposals should respect the following:1. Be innovative and in keeping with the area within which it is located, respond to andintegrate with the local built surroundings, landscape context and setting. A contemporary designsolution will be supported providing it respects the context and setting;2. Within the Salcombe and Batson Conservation Areas development should preserve andenhance the conservation area and make a positive contribution to the significance of the heritageassets and their setting and have regard to the Salcombe Conservation Area Appraisal 2010. Allproject proposals should;a) Contribute positively to the area as defined by the four character areas in the appraisal: The Historic Core; Rows, Courts and Alleyways; Victorian suburbs and outer Environs; Cliff Road:b) Where they have an impact on a heritage asset should be accompanied by an assessment ofthe significance of the asset including a desktop and on site study as set out in NPPF paragraph 128.Consideration must be given to the Historic Landscape Characterisation included in Appendix B39.c) Use high quality materials defined in the Conservation Area Appraisal that complement thelocal and traditional palette of materials used within the Parish.d) Use of design features such as setbacks , use and protection of stone boundary walls(particularly on a frontage) and roof details that are locally distinctive to the character areas, forexample the use of traditional dormer windows instead of rooflights.e) Consider detailed surface treatments that are locally distinctive for example; natural stonepaving, clay pavours and granite setts.f) Retention of existing wooded areas and mature isolated trees;g) The sensitive replacement of doors, windows and roofing materials.3. All new development throughout the Parish but outside the Conservation Areas will only bepermitted where;a) Building setbacks follow and match adjoining buildings;b) The Design respects the scale and character of existing and surrounding buildings, this doesnot exclude an innovative contemporary design approach;c) High quality materials are used that complement the local and traditional palette ofmaterials used within Salcombe Parish;d) They adopt the principles of sustainable design low carbon design as defined by Local PlanPolicy Dev 34;e) They have regard to the requirements of ‘Secure by Design ‘to minimise the likelihood andfear of crime and acts of anti-social and unacceptable behaviour and community conflict in the builtenvironment;f) They reduce the dependence on the private car by supporting and connecting directly toother more sustainable modes such as walking, cycling and public transport.4. Where infill development or a sub-division of a site is proposed it shall have due regard forPolicy SALC ENV 1, 2 and 7 and adequate provision shall be made for onsite car parking. No loss ofonsite parking or an increase in demand for on street parking shall normally be supported | Support the principle and objectives of this Policy.As indicated at Regulation 14 consultation stage the wording of 3 is overly restrictive. It is suggested the introductory statement is reworded as follows:-“All new development throughout the Parish but outside the Conservation Areas should be considered against the following criteria which should be met unless appropriate evidence is presented:-“ |
| **Policy SALC EM1 New employment land in Salcombe**This plan supports locally affordable employment uses in areas of land to the North of ShadycombeCreek as part of a mixed use development as allocated in the Plymouth and SW Devon Joint LocalPlan 2014-2034 and illustrated in figure 16. The proposed employment space under this policy shallbe;a) Development that optimises the use of the area for locally affordable employment andassociated activities;b) Of a standard of design and layout that will respect and complement the sensitive estuarinesetting close to a conservation area;c) That the existing number of car and boat parking spaces are retained unless or untilsatisfactory alternative provision is made elsewhere with access to the water;d) That the uses are compatible with location within a flood risk area and that all mitigationmeasures required by the Environment Agency are accommodated;e) A minimum of 2000m2 of employment space is created as stated in JLP TTV 29.20;f) Development limited to the boundaries shown in figure 16;g) That generally conforms to General User Class BI. User class B2 shall be permitted providingit is restricted to marine uses only.Mixed use of residential and employment will only be supported where employment User Class B1 isproposed.Locally affordable employment is defined as a rent or purchase price that the local marine repair,construction and manufacturing sector is able to pay and agreed with SHDC. | Support the principle and objectives of this Policy.Joint Local Plan Policy (JLP) identifies the Shadycombe site Policy TTV 29.20 to accommodate homes and employment (Use Class B1). More specifically the site identified as capable of accommodating 20 homes and 2000 sq m (taken from Modified version of Plan).It is considered the provision of housing should be mentioned in this policy and its justification.Furthermore the following comments are made on the following specific criteria as annotated in the policy text:-c) It is suggested this criteria is reworded as follows:-*c) That as many of the existing car and boat parking spaces are retained as possible and that satisfactory arrangements are retained or provided that give adequate access to the water;* f) It is suggested this criteria is reworded as follows:-f*) That as far as possible the development should be contained in the boundaries identified shown on Figure 16. Any encroachment into the area of Local Separation identified in Policy SALC 3 should fully mindful and take full account of aims and objectives of Policy SALC 3.* g) JLP Policy TTV 29.20 identifies the Shadycombe site as suitable for B 1 uses for reason of location and the residential uses proposed on the site. Whilst the aspirations of the Neighbourhood Plan Group are recognised, to accommodate potential marine uses which may fall into a B2 use, it is considered the detailed question of use is best dealt with by lettings policy and the Development Management process.It is therefore recommended that the criteria is reworded as follows:-*g) That employment uses accommodated on the site are generally restricted to B1 uses.* |
| **Policy SALC EM2 Retention of existing Employment Land in Salcombe**Within the area of Island Street and Gould Road shown as employment policy area C on figure 17only employment uses shall be permitted. Development shall include:a) Rehabilitation, re-use or redevelopment of existing premises;b) Marine related uses shall take priority in this area however all B1 uses will be supported,small scale workshops for marine uses or arts and crafts are considered the most appropriate by thecommunity;c) Retail use will only be permitted if it forms a minor part of the overall development. ‘Minor’is defined as ancillary and subsidiary to the principle use of manufacturing, craft and other serviceenterprise in the area.Where the loss of an employment site is justified as no longer viable the applicant must demonstratethrough an independent assessment that the vacant units have been actively marketed and offeredat a reasonable rent (comparable with rents achieved elsewhere in the parish) for a minimum periodof 1 year, a market review of the sites and details of the marketing. New employment proposedunder this policy should conform to General User Class BI with ancillary retail as A1 only. | Support the principle and objectives of this Policy. |
| **Aspirational Policy SALC T1; An integrated transport Statement of Intent for Salcombe**It is an aspirational policy that an integrated transport plan is prepared early in the plan period. Thisplan should be led by the Town Council working in partnership with the District Council, DevonCounty Council Highways team, the Harbour Board, and private ferry operators. The scope of theIntegrated Transport Plan shall cover;a) A reassessment of the existing car parking arrangements covering car parking charges, onstreet parking and permit arrangements in Salcombe and Batson. This should include parkingprovision for electric bikes and scooters;b) A review of the park and ride provision; assessing the strengths and weaknesses of theexisting location, any alternative locations and the option for a seasonal temporary car park and ridesite on greenfield land at the edge of Salcombe. The aspiration is that there is no net loss in Park andRide provision;c) Installation of electric car charging points to the Park and Ride and other car parks within theParish;d) Control and management of HGVs entering the town including consideration of a drop offand transfer area at the edge of town;e) Consideration of additional low emission bus services, their frequency and routes to bestserve the town and the means to fund these services, this should include sustaining and expandingexisting community bus services;f) Investigation into additional ferry services within the estuary and along the coast and the rebuilding of Jubilee Pier to support these services; g) Preparation of a coordinated public transport timetable covering bus, links to rail services ,and ferry services, this will form part of a package of information to promote bicycling and walkingfor the benefit of Salcombe visitors and residents;h) The feasibility into the pedestrianisation or access only restrictions for a section of ForeStreet during the summer peak period;i) Identification of enhancements and improvements to the South West Coast Path andexisting public rights of way where they connect to the town. This task should be carried out inconsultation with the National Trust and the South West Coast Path Association40j) Disability and barrier free access to all new transport related facilities;k) Preparation of a Green Travel Plan for Salcombe that summarises the results of the abovetasks which is intended to inform future delivery, development and funding priorities. It will beexpected that all future development should support this plan.Preparation of the integrated transport plan particularly relating to ferry services should address anypotential impact on the Salcombe to Kingsbridge SSSI. | Support the principle and objectives of this Policy.No comments. |
| **Policy SALC T2; Car and trailer parking in Salcombe**a) Development will not be permitted within the Parish if it results in the loss in the number ofpublic car or trailer parking spaces. Should the spaces be relocated there should be no reduction intheir convenience and proximity to the town centre.b) This plan supports the provision of adequate parking spaces on plot for all new housingdevelopments and that there is no further pressure on street parking within the Parish. Thefollowing parking provision for new and replacement dwellings should be made:1 bedroom 1 space plus I space per 3 dwellings for visitors;2 bedrooms 2 spaces;3 or more bedrooms 3 spaces;Sheltered housing 1 space. |  |
| **Policy SALC H1 Affordable Housing**This plan supports proposals for affordable housing development on the sites identified in thePlymouth and South West Devon Joint Local Plan 2014 -2034 (JLP) and this plan. Such developmentsshould include proposals for Community Led Housing and should meet the requirements of otherpolicies of this plan. All development should meet the following requirements:a) The number of affordable homes to be delivered is in line with the need as defined by DevonHomes Choice or the local affordable housing register in place at the time;b) The range and size of dwellings especially single bed units is in line with the need as definedby Devon Homes choice;c) Housing for the increasing number of elderly in the Parish is provided in the form ofsheltered, extra care or assisted living housing;d) Homes are developed for rent and purchase;e) The affordability is determined with consideration of the particular circumstances ofSalcombe, namely high average property prices and low salaries as recognised in the Salcombe LocalLettings Policy;f) Homes shall be occupied by people with a local connection as defined by the Salcombe LocalLettings Plan and any subsequent amendments agreed with the Town Council.g) Affordable housing for sale shall be subject to a legal covenant to ensure the homes remainaffordable and that the discount is maintained in perpetuity;h) Where affordable housing is delivered through the subsidy from market housing in line withSHDC Joint Local Development Plan Policy DEV 8, such market housing is subject to a principalresidence condition as set out in Policy SALC H3;i) The controls associated with development in the AONB as set out in Policy SALC Env1 andthe South Devon AONB Management Plan (2014-2019) and Planning Guidance (2017) are strictlyfollowed. | Support the principle and objectives of this Policy.The Council consider the introduction to this Policy should be reworded as shown in bold.This plan supports proposals for affordable housing development on the sites identified in thePlymouth and South West Devon Joint Local Plan 2014 -2034 (JLP) and this plan. Such developmentsshould include proposals for Community Led Housing and should meet the requirements of otherpolicies of this plan. All development should **where appropriate** meet the following requirements: |
| **Policy SALC H2 Market Housing**This plan supports Market Housing in the Parish within allocated sites of the Plymouth and SouthWest Devon Joint Local Plan 2014 -2034 (JLP) on infill sites within the existing settlementboundary, apart from as part of an exception site as set out in Policy SALC H4 where the markethousing is required to cross subsidise the affordable housing scheme. All development should meetthe following requirements;a) Development is delivered in line with JLP Policy DEV8 together with a minimum 30%provision of affordable housing.b) The type of housing responds to local housing needs as defined in the latest Housing NeedsSurvey;c) As part of the above consideration should be given to provision of housing solutions for theincreasing number of elderly in the Parish in the form of market sale sheltered, extra care or assistedliving housing;d) By further consideration of the elderly above this Plan also supports opportunities forexisting residents to downsize and make more larger units available to the market;e) All new market housing on allocated sites is subject to the Principal Residence Policy H3f) The design and planning of infill houses complies strictly with Built Environment and DesignQuality Polices SAL B1 and Environment Policy SAL ENV 7 of this Plan.g) The controls associated with development in the AONB as set out in Policy SALC Env1 andthe South Devon AONB Management Plan (2014-2019) and Planning Guidance (2017) arestrictly followed. | Support the principle and objectives of this Policy.No comments. |
| **Policy SAL H3 Principal Residence**a) New open market housing, excluding replacement dwellings, will only be supported wherethere is a Section 106 agreement or other planning obligation to ensure its occupancy as a PrincipalResidence. This policy is as a result of impact upon the local housing market of second or holidayhomes. This occupancy restriction will therefore require the imposition of a planning condition orlegal agreement. New unrestricted market homes will not be supported at any time.b) Principal Residences are defined as those occupied as the residents’ sole or main residence,where the residents spend the majority of their time when not working away from home. Thecondition or obligation on new open market homes will require that they are occupied only as theprimary (principal) residence of those persons entitled to occupy them.c) Occupiers of homes with a Principal Residence condition will be required to keep proof thatthey are meeting the obligation or condition, and be obliged to provide this proof if and when SHDCrequests this information. Proof of Principal Residence includes but is not limited to residents beingregistered on the local electoral register and being registered for and attending local servicesincluding healthcare, and schoolsd) This policy applies to all new build development both allocated and windfall sites whereopen market housing is proposed within the Neighbourhood Plan Area .A replacement dwelling isdefined as a single new build dwelling replacing an existing dwelling. | Support the principle and objectives of this Policy.In terms of criteria a) clarity over the means of delivery is required. 106 Agreement, planning obligation and condition are referred to.  |
| **Policy SAL H4 Exception Sites outside the settlement boundary**This plan supports the use of Exception Sites to deliver affordable housing; this is in line withNational Policy and JLP policy TTV 31. A site will only be permitted if:a) It meets a proven need for affordable housing for local people;b) Management of the scheme will ensure that the dwellings continue to meet such provenneeds for initial and subsequent occupiers;c) Where the impact on the visual and landscape amenity of the area and the AONB is notadverse and the design is in compliance with SALC Env1 and the South Devon AONB ManagementPlan (2014-2019) and AONB Planning Guidance (2017);d) Where the identified site is adjoining or very near the settlement boundary;e) At South Hams District Council’s discretion a small number of market homes not exceeding15% of the homes or land take complying with SALC H3 may be permitted where necessary to befinancially viable.f) The proposal meets the requirement of all other relevant policies of the Plan and the Local Plan. | Support the principle and objectives of this Policy.Criterion e) is out of accord with the JLP Policy regarding Rural Exceptions (recently modified) which states that open market housing should not represent more than 40% of provision on any given site. |
| **Policy SAL HW 1, Community Facilities**a) Development that results in the loss of community facilities and public spaces as outlinedabove in paragraph 6.7.1.2 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 bycommunity facilities and/or public spaces of equal or higher quality, economic viability and value tothe community or it can be demonstrated they are no longer needed.b) New residential development on larger sites of greater than 10 homes will where practicablebe 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 soughtto mitigate the impact of new residents through new and improved provision in an appropriatelocation. For OSSR facilities this should be in accordance with the priorities and projects identified inthe Salcombe Parish OSSR Plan.c) Proposals that involve the use of land in the countryside to facilitate and enhance informalrecreational activities and access related to the enjoyment and interpretation of the countryside willbe supported where they would not have an adverse effect on the AONB, countryside, historicenvironment, and other land uses in the vicinity. Any proposals that improve access to existingpublic rights of way will be supported.d) Proposals that promote the public awareness and enjoyment of the historic and naturalenvironment such as heritage and nature trails will be supported. Any future development shouldinclude the appropriate enhancement of adjacent heritage and nature trails.e) Ancillary facilities must, where practicable, be accommodated in existing buildings that areof a general design in keeping with their surroundings and Policy SALC B1 and SALC ENV7. | Support the principle and objectives of this Policy.No conmments |