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**From:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Sent:** 13 October 2020 15:33  
**To:** SW-Neighbourhood Planning  
**Subject:** FW: Slapton Parish Council Re: Strete Neighbourhood Plan: Regulation 16 Consultation

**From:** Louise Soothill-Ward <slaptonclerk@gmail.com>  
**Sent:** 13 October 2020 12:06  
**To:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Subject:** Slapton Parish Council Re: Strete Neighbourhood Plan: Regulation 16 Consultation

Thank you for contacting Slapton Parish Council via e-mail.

The Council's office is manned by the clerk and the in-box is checked between the hours of 2.30pm - 5pm, Monday to Friday and your query will be responded to as soon as possible on return..

If you wish to raise a matter directly with the Parish Council, please can you provide your permission in your correspondence to share your name, email address, email content with the PC to comply with Data Protection.

**If the matter is urgent, below are useful contact details which may assist you with your query:**

- If any members of the public wish to report issue of noise disturbance, dog fouling, fly tipping, abandoned vehicles, issues with re-cycling banks, lost or stray dogs and more, this can be done via the SHDC report it website: <https://apps.southhams.gov.uk/webreportit> who are responsible for these matters.
- If any members of the public have have a non-urgent matter they wish to bring to the attention of their local Policing Team, this can be reported via the Devon and Cornwall Police web-page <https://www.devon-cornwall.police.uk/your-area/> / Find your local policing team.
- You may also wish to contact your local Councillor or Julie Hinder, Chair of Slapton Parish Council email [slapton.chair@gmail.com](mailto:slapton.chair@gmail.com), who, with your permission, can raise any matters on your behalf at the monthly Parish Council meetings which are held on the first monday of every month at 7.30pm. How to attend the meetings and the agenda's can be found on the parish council website or village notice boards:

Meeting agenda's <https://slaptonparish.co.uk/parish-council/meetings/>.

Find the name of your local Councillor: <https://slaptonparish.co.uk/parish-council/councillors/>

Kind regards,

**Louise Soothill Ward**  
**Clerk and RFO of Slapton Parish Council**

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Kind regards,

Lou

Louise Soothill-Ward  
Clerk and RFO of Slapton Parish Council

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**From:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Sent:** 14 December 2020 12:30  
**To:** Sarah Packham; SW-Neighbourhood Planning  
**Subject:** FW: Strete Neighbourhood Plan

Sarah ...Can you put with the Strete Reg 16 responses....Ta D

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**From:** Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>  
**Sent:** 13 December 2020 16:35  
**To:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Cc:** SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>  
**Subject:** RE: Strete Neighbourhood Plan

Ok. I understand now. No further comments from me.

Cassandra

---

**From:** Duncan Smith  
**Sent:** 09 December 2020 18:15  
**To:** Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>  
**Subject:** RE: Strete Neighbourhood Plan

Whoops ....Here's that Pna....Duncan

---

**From:** SW-Neighbourhood Planning  
**Sent:** 09 December 2020 18:11  
**To:** Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>  
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Cassandra.....I think you may have the wrong NP. I enclose the correct version. The Group have removed the Cox's Field allocation, an agreement with the owner could not be reached. They are relying on TTV27 for the delivery of affordable homes....Regards Duncan

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**Subject:** Strete Neighbourhood Plan

*Dear Consultee,*

*As a consultee to the Strete Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Revised Strete Neighbourhood Plan – September 2020 proposal.*

*For your information, the Strete Neighbourhood Plan was subject to consultation in accordance with Regulation 16 of the Neighbourhood Planning Regulations between 8<sup>th</sup> February 2019 and 22<sup>nd</sup> March 2019. The Neighbourhood Plan went into Examination following the consultation. Following an Exploratory Meeting convened by the Examiner, Examination of the Plan was suspended between that date and 21<sup>st</sup> August 2020 when the Strete Neighbourhood Plan Group formally withdrew the Plan from Examination. Full details can be viewed on the Council's [website](#)*

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*We will formally consult on this latest document for a period of 6 weeks from **Monday 19<sup>th</sup> October 2020 to Monday 30<sup>th</sup> November 2020.***

*The consultation will take place during a period when Government restrictions relating to COVID 19 will be in place. The Government have issued guidance regarding consultation process during these difficult times which can be accessed on the following link <https://www.gov.uk/guidance/neighbourhood-planning--2#COVID-19>*

*Having considered this advice South Hams District Council, following discussions with Strete Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available, if requested, subject to necessary Covid19 precautions being adhered to. Please contact, by mail or telephone, if you wish to obtain a copy (details below): -*

*Ralph Clark, Weatherley, Hynetown Road, Strete, Dartmouth, TQ6 0RS  
Tel: 01803 770954 or 07866 674920*

Please respond to this consultation by email to SW-Neighbourhood Planning  
<[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>

If we do not hear from you before the **30<sup>th</sup> November 2020**, we shall assume you have no comments to make.

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**Please note:** Any comments made about the proposed plan area cannot be treated as confidential and may be made publicly available at the Council's offices and on the website. Your personal information will be held securely by South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998.

Regards

Duncan

Duncan Smith

Neighbourhood Planning Officer  
South Hams District and West Devon Borough Councils  
Email: [Duncan.smith@swdevon.gov.uk](mailto:Duncan.smith@swdevon.gov.uk)  
Telephone: 01803 861178

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Ok. I understand now. No further comments from me.

Cassandra

---

**From:** Duncan Smith  
**Sent:** 09 December 2020 18:15  
**To:** Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>  
**Subject:** RE: Strete Neighbourhood Plan

Whoops ....Here's that Pna....Duncan

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**To:** Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>  
**Subject:** RE: Strete Neighbourhood Plan

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**From:** Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>  
**Sent:** 25 November 2020 17:35  
**To:** SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>  
**Cc:** Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>; Alex Rehaag <[Alex.Rehaag@swdevon.gov.uk](mailto:Alex.Rehaag@swdevon.gov.uk)>  
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Policy SNP9, they are identifying a site for 12 homes. This is not enough, if 30% affordable housing is to be delivered then that is only 3 affordable homes. This will not meet the current local housing need and future arising need up to 2034, the lifetime of the JLP. This site Cox's Farm Field can take more than 12 homes. I think they need to be saying "at least 15 dwellings". Especially if they are wanting a car park provided on site for the village as well.

Thanks

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**From:** SW-Neighbourhood Planning  
**Sent:** 13 October 2020 12:15  
**To:** Sarah Packham <[Sarah.Packham@swdevon.gov.uk](mailto:Sarah.Packham@swdevon.gov.uk)>; Adam Williams <[Adam.Williams@swdevon.gov.uk](mailto:Adam.Williams@swdevon.gov.uk)>; Adam Davidson <[adam.davison@southdevonaonb.org.uk](mailto:adam.davison@southdevonaonb.org.uk)>; Alex Rehaag <[Alex.Rehaag@swdevon.gov.uk](mailto:Alex.Rehaag@swdevon.gov.uk)>; Alex Whish

<[Alex.Whish@swdevon.gov.uk](mailto:Alex.Whish@swdevon.gov.uk)>; Alexis Huggins <[Alexis.Huggins@swdevon.gov.uk](mailto:Alexis.Huggins@swdevon.gov.uk)>; Andy Wellington <[Andy.Wellington@swdevon.gov.uk](mailto:Andy.Wellington@swdevon.gov.uk)>; Anna Henderson-Smith <[Anna.Henderson-Smith@swdevon.gov.uk](mailto:Anna.Henderson-Smith@swdevon.gov.uk)>; Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>; Chris Brook <[Chris.Brook@swdevon.gov.uk](mailto:Chris.Brook@swdevon.gov.uk)>; Claire Fryer <[Claire.Fryer@swdevon.gov.uk](mailto:Claire.Fryer@swdevon.gov.uk)>; Cllr Hilary Bastone <[cllr.Hilary.Bastone@southhams.gov.uk](mailto:cllr.Hilary.Bastone@southhams.gov.uk)>; Cllr Judy Pearce <[cllr.Judy.Pearce@southhams.gov.uk](mailto:cllr.Judy.Pearce@southhams.gov.uk)>; Communications <[Communications@swdevon.gov.uk](mailto:Communications@swdevon.gov.uk)>; David Parkes <[David.Parkes@swdevon.gov.uk](mailto:David.Parkes@swdevon.gov.uk)>; Elections <[Elections@southhams.gov.uk](mailto:Elections@southhams.gov.uk)>; Estates <[Estates@swdevon.gov.uk](mailto:Estates@swdevon.gov.uk)>; [forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk) <[forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk)>; Graham Lawrence <[Graham.Lawrence@swdevon.gov.uk](mailto:Graham.Lawrence@swdevon.gov.uk)>; Graham Swiss <[Graham.Swiss@swdevon.gov.uk](mailto:Graham.Swiss@swdevon.gov.uk)>; Kate Cantwell <[Kate.Cantwell@swdevon.gov.uk](mailto:Kate.Cantwell@swdevon.gov.uk)>; Katherine Jones <[Katherine.Jones@swdevon.gov.uk](mailto:Katherine.Jones@swdevon.gov.uk)>; Land Charges <[Land.Charges@swdevon.gov.uk](mailto:Land.Charges@swdevon.gov.uk)>; Laura Wotton <[Laura.Wotton@swdevon.gov.uk](mailto:Laura.Wotton@swdevon.gov.uk)>; Lee Marshall <[Lee.Marshall@swdevon.gov.uk](mailto:Lee.Marshall@swdevon.gov.uk)>; Liz Tucker <[Liz.Tucker@swdevon.gov.uk](mailto:Liz.Tucker@swdevon.gov.uk)>; Patrick Whymer <[Patrick.Whymer@swdevon.gov.uk](mailto:Patrick.Whymer@swdevon.gov.uk)>; Phil Baker <[Phil.Baker@swdevon.gov.uk](mailto:Phil.Baker@swdevon.gov.uk)>; Richard Gage <[Richard.Gage@swdevon.gov.uk](mailto:Richard.Gage@swdevon.gov.uk)>; Rob Ellis <[Rob.Ellis@swdevon.gov.uk](mailto:Rob.Ellis@swdevon.gov.uk)>; Rob Sekula <[Rob.Sekula@swdevon.gov.uk](mailto:Rob.Sekula@swdevon.gov.uk)>; SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>; Thomas Jones <[Thomas.Jones@swdevon.gov.uk](mailto:Thomas.Jones@swdevon.gov.uk)>; Tom Morris <[Tom.Morris@swdevon.gov.uk](mailto:Tom.Morris@swdevon.gov.uk)>; Cllr Richard Foss <[cllr.Richard.Foss@southhams.gov.uk](mailto:cllr.Richard.Foss@southhams.gov.uk)>

**Subject:** Strete Neighbourhood Plan

*Dear Consultee,*

*As a consultee to the Strete Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Revised Strete Neighbourhood Plan – September 2020 proposal.*

*For your information, the Strete Neighbourhood Plan was subject to consultation in accordance with Regulation 16 of the Neighbourhood Planning Regulations between 8<sup>th</sup> February 2019 and 22<sup>nd</sup> March 2019. The Neighbourhood Plan went into Examination following the consultation. Following an Exploratory Meeting convened by the Examiner, Examination of the Plan was suspended between that date and 21<sup>st</sup> August 2020 when the Strete Neighbourhood Plan Group formally withdrew the Plan from Examination. Full details can be viewed on the Council's [website](#)*

*Any comments that you may have already made in respect of the earlier consultation will be passed to the Examiner. You are naturally able to submit any further comments you wish during this consultation period.*

*We will formally consult on this latest document for a period of 6 weeks from **Monday 19<sup>th</sup> October 2020 to Monday 30<sup>th</sup> November 2020.***

*The consultation will take place during a period when Government restrictions relating to COVID 19 will be in place. The Government have issued guidance regarding consultation process during these difficult times which can be accessed on the following link <https://www.gov.uk/guidance/neighbourhood-planning--2#COVID-19>*

*Having considered this advice South Hams District Council, following discussions with Strete Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available, if requested, subject to necessary Covid19 precautions being adhered to. Please contact, by mail or telephone, if you wish to obtain a copy (details below): -*

*Ralph Clark, Weatherley, Hynetown Road, Strete, Dartmouth, TQ6 0RS  
Tel: 01803 770954 or 07866 674920*

Please respond to this consultation by email to SW-Neighbourhood Planning  
<[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>

If we do not hear from you before the **30<sup>th</sup> November 2020**, we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the [Strete Neighbourhood Plan website](#).

**Please note:** Any comments made about the proposed plan area cannot be treated as confidential and may be made publicly available at the Council's offices and on the website. Your personal information will be held securely by South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998.

Regards

Duncan

Duncan Smith

Neighbourhood Planning Officer  
South Hams District and West Devon Borough Councils  
Email: [Duncan.smith@swdevon.gov.uk](mailto:Duncan.smith@swdevon.gov.uk)  
Telephone: 01803 861178

---

**From:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Sent:** 09 December 2020 18:18  
**To:** Sarah Packham; SW-Neighbourhood Planning  
**Subject:** FW: Strete NP

Sarah.....Can you file on Strete Reg 16 responses....Ta D

-----Original Message-----

From: Duncan Smith  
Sent: 26 November 2020 14:22  
To: 'vtannertremaine@live.co.uk' <vtannertremaine@live.co.uk>  
Subject: FW: Strete NP

Dear Mrs Tanner-Tremaine,

Thanks you for the email below which I has been added to the Regulation 16 responses that will be passed to the Examiner who will consider the Strete Neighbourhood Plan.

As you are aware the Strete NP is currently subject of a second round of Regulation 16 consultation since the NP has been amended to remove the allocation originally proposed on the Cox's Field site (Policy SNP 8). Furthermore the settlement boundary has redrawn more tightly into the settlement in recognition of the removal of the Cox's Field allocations. Both of these alterations reduce the environmental impact that would result from NP. As such it was not considered necessary to revise the SEA or indeed carry out a new SEA since if the NP had originally contained these amendments then SEA would not have been required. HRA was not required in any event for the originally submitted NP and is not required for the version currently being consulted upon.

Similarly the amendments included in the current NP reduce any Sustainability issues that may arise from the NP. It was not therefore considered necessary to revisit the sustainability aspects of the NP.

Regards

Duncan

-----Original Message-----

From: Ralph Clark <ralphclark4@btinternet.com>  
Sent: 24 November 2020 19:22  
To: vtannertremaine@live.co.uk  
Subject: RE: NP SEA

As required by SHDC please respond to this consultation by email to SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

For the attention of Mr Duncan Smith.

Email below which I have

-----Original Message-----

From: clerk@strete.org.uk <clerk@strete.org.uk>  
Sent: 24 November 2020 16:57  
To: clerk@strete.org.uk  
Subject: NP SEA

Your Email : : vtannertremaine@live.co.uk Name : : Victoria Tanner-Tremaine Subject : : NP SEA Your Message : : Hello,

I am looking for up to date versions of the SEA/Environmental Report and the Sustainability Appraisal Report for the Submission Version 2020 of the NP. They are not linked on the SHDC consultation page for Strete NP. I cannot find an up to date version of either document on the SNP webpages either. Only out of date versions are available. Please would you let me know if you have submitted up to date reports to SHDC, and please supply these via email and post on the website for others to access. Or if you are relying on these older reports could you please specify which of the older reports you are relying upon and whether you have submitted them for examination this time. Thank you in advance for your help.

Kind regards, V Tanner-Tremaine

Form = Website Contact Form



---

**From:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Sent:** 26 November 2020 14:24  
**To:** Sarah Packham  
**Subject:** FW: Strete NP

Sarah....Can you add this to the Strete Reg 16 submissions ...ta D

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From: Duncan Smith  
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**Cc:** Cassandra Harrison; Alex Rehaag  
**Subject:** RE: Strete Neighbourhood Plan

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Having considered this advice South Hams District Council, following discussions with Strete Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available, if requested, subject to necessary Covid19 precautions being adhered to. Please contact, by mail or telephone, if you wish to obtain a copy (details below): -

Ralph Clark, Weatherley, Hynetown Road, Strete, Dartmouth, TQ6 0RS  
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**From:** SW-Neighbourhood Planning  
**Sent:** 13 October 2020 12:15  
**To:** Sarah Packham <[Sarah.Packham@swdevon.gov.uk](mailto:Sarah.Packham@swdevon.gov.uk)>; Adam Williams <[Adam.Williams@swdevon.gov.uk](mailto:Adam.Williams@swdevon.gov.uk)>; Adam Davidson <[adam.davison@southdevonaonb.org.uk](mailto:adam.davison@southdevonaonb.org.uk)>; Alex Rehaag <[Alex.Rehaag@swdevon.gov.uk](mailto:Alex.Rehaag@swdevon.gov.uk)>; Alex Whish <[Alex.Whish@swdevon.gov.uk](mailto:Alex.Whish@swdevon.gov.uk)>; Alexis Huggins <[Alexis.Huggins@swdevon.gov.uk](mailto:Alexis.Huggins@swdevon.gov.uk)>; Andy Wellington <[Andy.Wellington@swdevon.gov.uk](mailto:Andy.Wellington@swdevon.gov.uk)>; Anna Henderson-Smith <[Anna.Henderson-Smith@swdevon.gov.uk](mailto:Anna.Henderson-Smith@swdevon.gov.uk)>; Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>; Chris Brook <[Chris.Brook@swdevon.gov.uk](mailto:Chris.Brook@swdevon.gov.uk)>; Claire Fryer <[Claire.Fryer@swdevon.gov.uk](mailto:Claire.Fryer@swdevon.gov.uk)>; Cllr Hilary Bastone <[cldr.Hilary.Bastone@southhams.gov.uk](mailto:cldr.Hilary.Bastone@southhams.gov.uk)>; Cllr Judy Pearce <[cldr.Judy.Pearce@southhams.gov.uk](mailto:cldr.Judy.Pearce@southhams.gov.uk)>; Communications <[Communications@swdevon.gov.uk](mailto:Communications@swdevon.gov.uk)>; David Parkes <[David.Parkes@swdevon.gov.uk](mailto:David.Parkes@swdevon.gov.uk)>; Elections <[Elections@southhams.gov.uk](mailto:Elections@southhams.gov.uk)>; Estates <[Estates@swdevon.gov.uk](mailto:Estates@swdevon.gov.uk)>; [forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk) <[forwardplanning@dartmoor.gov.uk](mailto:forwardplanning@dartmoor.gov.uk)>; Graham Lawrence



<[Graham.Lawrence@swdevon.gov.uk](mailto:Graham.Lawrence@swdevon.gov.uk)>; Graham Swiss <[Graham.Swiss@swdevon.gov.uk](mailto:Graham.Swiss@swdevon.gov.uk)>; Kate Cantwell <[Kate.Cantwell@swdevon.gov.uk](mailto:Kate.Cantwell@swdevon.gov.uk)>; Katherine Jones <[Katherine.Jones@swdevon.gov.uk](mailto:Katherine.Jones@swdevon.gov.uk)>; Land Charges <[Land.Charges@swdevon.gov.uk](mailto:Land.Charges@swdevon.gov.uk)>; Laura Wotton <[Laura.Wotton@swdevon.gov.uk](mailto:Laura.Wotton@swdevon.gov.uk)>; Lee Marshall <[Lee.Marshall@swdevon.gov.uk](mailto:Lee.Marshall@swdevon.gov.uk)>; Liz Tucker <[Liz.Tucker@swdevon.gov.uk](mailto:Liz.Tucker@swdevon.gov.uk)>; Patrick Whymer <[Patrick.Whymer@swdevon.gov.uk](mailto:Patrick.Whymer@swdevon.gov.uk)>; Phil Baker <[Phil.Baker@swdevon.gov.uk](mailto:Phil.Baker@swdevon.gov.uk)>; Richard Gage <[Richard.Gage@swdevon.gov.uk](mailto:Richard.Gage@swdevon.gov.uk)>; Rob Ellis <[Rob.Ellis@swdevon.gov.uk](mailto:Rob.Ellis@swdevon.gov.uk)>; Rob Sekula <[Rob.Sekula@swdevon.gov.uk](mailto:Rob.Sekula@swdevon.gov.uk)>; SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>; Thomas Jones <[Thomas.Jones@swdevon.gov.uk](mailto:Thomas.Jones@swdevon.gov.uk)>; Tom Morris <[Tom.Morris@swdevon.gov.uk](mailto:Tom.Morris@swdevon.gov.uk)>; Cllr Richard Foss <[cllr.Richard.Foss@southhams.gov.uk](mailto:cllr.Richard.Foss@southhams.gov.uk)>

**Subject:** Strete Neighbourhood Plan

*Dear Consultee,*

*As a consultee to the Strete Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Revised Strete Neighbourhood Plan – September 2020 proposal.*

*For your information, the Strete Neighbourhood Plan was subject to consultation in accordance with Regulation 16 of the Neighbourhood Planning Regulations between 8<sup>th</sup> February 2019 and 22<sup>nd</sup> March 2019. The Neighbourhood Plan went into Examination following the consultation. Following an Exploratory Meeting convened by the Examiner, Examination of the Plan was suspended between that date and 21<sup>st</sup> August 2020 when the Strete Neighbourhood Plan Group formally withdrew the Plan from Examination. Full details can be viewed on the Council's [website](#)*

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*The consultation will take place during a period when Government restrictions relating to COVID 19 will be in place. The Government have issued guidance regarding consultation process during these difficult times which can be accessed on the following link <https://www.gov.uk/guidance/neighbourhood-planning--2#covid-19>*

*Having considered this advice South Hams District Council, following discussions with Strete Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available, if requested, subject to necessary Covid19 precautions being adhered to. Please contact, by mail or telephone, if you wish to obtain a copy (details below): -*

*Ralph Clark, Weatherley, Hynetown Road, Strete, Dartmouth, TQ6 0RS  
Tel: 01803 770954 or 07866 674920*

*Please respond to this consultation by email to SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>*

*If we do not hear from you before the **30<sup>th</sup> November 2020**, we shall assume you have no comments to make.*

You may view a copy of the plan and accompanying documentation via our [website](#) or the [Strete Neighbourhood Plan website](#).

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Regards

Duncan

Duncan Smith

Neighbourhood Planning Officer  
South Hams District and West Devon Borough Councils  
Email: [Duncan.smith@swdevon.gov.uk](mailto:Duncan.smith@swdevon.gov.uk)  
Telephone: 01803 861178

---

**From:** Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>  
**Sent:** 14 October 2020 12:41  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: Strete Neighbourhood Plan; Regulation 16 Consultaion.

Duncan thanks for providing details of the above the content of which is noted and upon which South West Water has no specific comment.

Regards

**Martyn Dunn** Pre-Development Technical Advisor



D: 01392 443702

Peninsula House, Rydon Lane, Exeter, EX2 7HR  
[www.southwestwater.co.uk](http://www.southwestwater.co.uk)

---

**From:** SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>  
**Sent:** 13 October 2020 12:03  
**To:** Sarah Packham <Sarah.Packham@swdevon.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; 'BT open reach' <CBYD@openreach.co.uk>; 'COAL authority' <planningconsultation@coal.gov.uk>; 'DCC - planning' <planning@devon.gov.uk>; 'DCC highways' <csc.roads@devon.gov.uk>; 'devon county council ' <customer@devon.gov.uk>; 'ee' <public.affairs@ee.co.uk>; 'Environment agency' <enquiries@environment-agency.gov.uk>; 'Environment Agency (2)' <SPDC@environment-agency.gov.uk>; 'Exeter City Council NP Dept' <jill.day@exeter.gov.uk>; 'Flood & Coastal risk - DCC - Helen Montgomery ' <helen.montgomery@devon.gov.uk>; 'FLOOD RISK' <floodrisk@devon.gov.uk>; 'Gas - Wales & west' <enquiries@wwutilities.co.uk>; 'General inbox Historic England' <southwestcasework@historicengland.org.uk>; 'Highways England' <info@highwaysengland.co.uk>; 'Highways England Gaynor' <Gaynor.Gallacher@highwaysengland.co.uk>; 'Historic England (David.Stuart@historicengland.org.uk)' <David.Stuart@historicengland.org.uk>; 'Homes England' <enquiries@homesengland.gov.uk>; 'Marine Management UK (Consultations.mmo@marinemanagement.org.uk)' <Consultations.mmo@marinemanagement.org.uk>; 'Mono Consultants ' <dpm@monoconsultants.com>; 'Natural England' <enquiries@naturalengland.org.uk>; 'Natural England (2)' <consultations@naturalengland.org.uk>; 'network rail' <townplanningwestern@networkrail.co.uk>; 'New Devon CCG' <james.short@nhs.net>; 'NHS' <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS <cv@southhamscvs.org.uk>; Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>; 'three' <jane.evans@three.co.uk>; 'vodafone & o2' <EMF.Enquiries@ctil.co.uk>; 'West Devon CVS' <info@westdevoncv.org.uk>; 'wESTERN POWER' <pelsen@westernpower.co.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>  
**Subject:** Strete Neighbourhood Plan; Regulation 16 Consultaion.

**EXTERNAL EMAIL - This email is from an external source.**

Dear Consultee,

As a consultee to the Strete Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning Regulations to inform you that we have now received the Revised Strete Neighbourhood Plan – September 2020 proposal.

For your information, the Strete Neighbourhood Plan was subject to consultation in accordance with Regulation 16 of the Neighbourhood Planning Regulations between 8<sup>th</sup> February 2019 and 22<sup>nd</sup> March 2019. The Neighbourhood Plan went into Examination following the consultation. Following an Exploratory Meeting convened by the Examiner, Examination of the Plan was suspended between that date and 21<sup>st</sup> August 2020 when the Strete Neighbourhood Plan Group formally withdrew the Plan from Examination. Full details can be viewed on the Council's [website](#)

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Having considered this advice South Hams District Council, following discussions with Strete Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available, if requested, subject to necessary Covid19 precautions being adhered to. Please contact, by mail or telephone, if you wish to obtain a copy (details below): -

Ralph Clark, Weatherley, Hynetown Road, Strete, Dartmouth, TQ6 0RS  
Tel: 01803 770954 or 07866 674920

Please respond to this consultation by email to SW-Neighbourhood Planning  
<[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>

If we do not hear from you before the **30<sup>th</sup> November 2020**, we shall assume you have no comments to make.

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Regards

Duncan

Duncan Smith  
Neighbourhood Planning Officer  
South Hams District and West Devon Borough Councils  
Email: [Duncan.smith@swdevon.gov.uk](mailto:Duncan.smith@swdevon.gov.uk)  
Telephone: 01803 861178



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**From:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Sent:** 18 December 2020 12:15  
**To:** Sarah Packham; SW-Neighbourhood Planning  
**Subject:** SRETE np  
**Attachments:** StreteReg 16 SHDC draft response.docx

Sarah .....Got delegated go ahead on Strete. Here's our Re 16 comments.....can you PDF and send off all the Reg 16 comments to Deborah.....Thanks D

Duncan Smith  
Neighbourhood Planning Officer  
South Hams District and West Devon Borough Councils  
Email: [Duncan.smith@swdevon.gov.uk](mailto:Duncan.smith@swdevon.gov.uk)  
Telephone: 01803 861178

---

**From:** Parish, Sally <Sally.Parish@highwaysengland.co.uk>  
**Sent:** 16 October 2020 15:04  
**To:** SW-Neighbourhood Planning  
**Cc:** Garnier, Chrystèle  
**Subject:** Strete Neighbourhood Plan; Regulation 16 Consultation - Highways England Response

Dear SW-Neighbourhood Planning,

Thank you for consulting Highways England on the revised submission draft of the Strete Neighbourhood Plan. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this location comprises the A38 trunk road which runs approximately 17km north west of the Plan area.

We are satisfied that the plan's proposed policies are unlikely to result in development which would adversely affect the SRN and therefore we have no comments to make. However, this does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

I trust the above is clear, but please do not hesitate to contact me if you would like to discuss further.

Kind regards,

Sally

**Sally Parish, Planning Manager (Highways Development Management), Operations**  
Highways England | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB  
**Phone:** 07714 272019  
**Web:** <http://www.highways.gov.uk>

**Please note I am currently working from home and can be contacted by phone on the above mobile number**



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**From:** SW-Neighbourhood Planning [<mailto:NeighbourhoodPlan@swdevon.gov.uk>]  
**Sent:** 13 October 2020 12:03  
**To:** Sarah Packham <[Sarah.Packham@swdevon.gov.uk](mailto:Sarah.Packham@swdevon.gov.uk)>; Roger English <[roger.english@southdevonaonb.org.uk](mailto:roger.english@southdevonaonb.org.uk)>; 'BT open reach' <[CBYD@openreach.co.uk](mailto:CBYD@openreach.co.uk)>; 'COAL authority' <[planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)>; 'DCC - planning' <[planning@devon.gov.uk](mailto:planning@devon.gov.uk)>; 'DCC highways' <[csc.roads@devon.gov.uk](mailto:csc.roads@devon.gov.uk)>; 'devon county council' <[customer@devon.gov.uk](mailto:customer@devon.gov.uk)>; 'ee' <[public.affairs@ee.co.uk](mailto:public.affairs@ee.co.uk)>; 'Environment agency' <[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)>; 'Environment Agency (2)' <[SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)>; 'Exeter City Council NP Dept' <[jill.day@exeter.gov.uk](mailto:jill.day@exeter.gov.uk)>; 'Flood & Coastal risk - DCC - Helen Montgomery' <[helen.montgomery@devon.gov.uk](mailto:helen.montgomery@devon.gov.uk)>; 'FLOOD RISK' <[floodrisk@devon.gov.uk](mailto:floodrisk@devon.gov.uk)>; 'Gas - Wales & west' <[enquiries@wwutilities.co.uk](mailto:enquiries@wwutilities.co.uk)>; 'General inbox Historic England' <[southwestcasework@historicengland.org.uk](mailto:southwestcasework@historicengland.org.uk)>; Highways England <[Info@highwaysengland.co.uk](mailto:Info@highwaysengland.co.uk)>; Gallacher, Gaynor <[Gaynor.Gallacher@highwaysengland.co.uk](mailto:Gaynor.Gallacher@highwaysengland.co.uk)>; 'Historic England' <[David.Stuart@historicengland.org.uk](mailto:David.Stuart@historicengland.org.uk)>; 'Homes England' <[enquiries@homesengland.gov.uk](mailto:enquiries@homesengland.gov.uk)>; 'Marine Management UK' <[Consultations.mmo@marinemanagement.org.uk](mailto:Consultations.mmo@marinemanagement.org.uk)>; <[Consultations.mmo@marinemanagement.org.uk](mailto:Consultations.mmo@marinemanagement.org.uk)>; 'Mono Consultants' <[dpm@monoconsultants.com](mailto:dpm@monoconsultants.com)>; 'Natural

England' <[enquiries@naturalengland.org.uk](mailto:enquiries@naturalengland.org.uk)>; 'Natural England (2)' <[consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk)>; 'network rail' <[townplanningwestern@networkrail.co.uk](mailto:townplanningwestern@networkrail.co.uk)>; 'New Devon CCG' <[james.short@nhs.net](mailto:james.short@nhs.net)>; 'NHS' <[ian.turnbull@nhs.net](mailto:ian.turnbull@nhs.net)>; Roger English <[Roger.English@swdevon.gov.uk](mailto:Roger.English@swdevon.gov.uk)>; CVS <[cvs@southhamscvs.org.uk](mailto:cvs@southhamscvs.org.uk)>; 'South West Water' <[developerservicesplanning@southwestwater.co.uk](mailto:developerservicesplanning@southwestwater.co.uk)>; 'three' <[jane.evans@three.co.uk](mailto:jane.evans@three.co.uk)>; 'vodafone & o2' <[EMF.Enquiries@ctil.co.uk](mailto:EMF.Enquiries@ctil.co.uk)>; 'West Devon CVS' <[info@westdevoncvcs.org.uk](mailto:info@westdevoncvcs.org.uk)>; 'wESTERN POWER' <[pelsen@westernpower.co.uk](mailto:pelsen@westernpower.co.uk)>; SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>  
**Subject:** Strete Neighbourhood Plan; Regulation 16 Consultaion.

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Tel: 01803 770954 or 07866 674920

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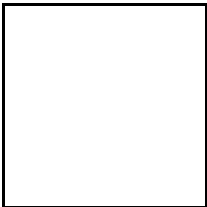


securely by South Hams District Council for the above purpose, in accordance with the Data Protection Act 1998.

Regards

Duncan

Duncan Smith  
Neighbourhood Planning Officer  
South Hams District and West Devon Borough Councils  
Email: [Duncan.smith@swdevon.gov.uk](mailto:Duncan.smith@swdevon.gov.uk)  
Telephone: 01803 861178



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*Registered in England and Wales no 9346363 | Registered Office: Bridge House, 1 Walnut Tree Close, Guildford, Surrey GU1 4LZ*

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**From:** vicky tanner-tremaine <vtannertremaine75@outlook.com>  
**Sent:** 24 November 2020 19:47  
**To:** SW-Neighbourhood Planning  
**Subject:** Strete NP SEA & SA Reports

Hello,

Firstly, please accept my apologies for not having brought this to your attention sooner. I have not had time and energy to look at the consultation until today.

I notice that there are no links to a Sustainability Appraisal Report nor a Environmental Report (as required under Strategic Environmental Assessment Regulations) for the current consultation on the consultation page for the Strete NP. Here: <https://www.neighbourhoodplanning.swdevon.gov.uk/strete>

Nor can I locate an up to date version of either of these reports, or a combined SA/SEA Report on the Strete NP Group website.

As I'm sure you are aware an Environmental Report detailing the SEA of the NP is a legal requirement where it has been identified as necessary because of the likelihood of significant environmental effects. It was identified by SHDC that an SEA should be undertaken given the location with the South Devon AONB. There is an out of date and incomplete SA Report (January [2019](#)) available on the Strete NP Group website.

If you have received up to date reports, or any reports, with the latest submission version of the NP they must be made available alongside the NP for the duration of the public consultation in order to meet the legal requirements of the SEA Regulations.

Please can you furnish me with the reports, by email is fine, or advise me of whether they have been submitted or not.

Thank you in advance.

Kind regards,

Victoria Tanner-Tremaine

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## **South Hams District Council**

Response to the

### **Strete Neighbourhood Plan Regulation 16 consultation**

18/12/20

#### **Background**

Originally the Strete Neighbourhood Plan (SNP) was submitted to South Hams District Council on 5<sup>th</sup> February 2019. 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 8<sup>th</sup> February 2019 – 22<sup>nd</sup> March 2019. Following this consultation the Strete Neighbourhood Plan went into Examination towards the end of March 2019. On 11<sup>th</sup> June 2019 the Examiner convened an Exploratory Meeting to consider three issues:-

- 1) Development and the Settlement Boundary
- 2) Policy SNP 8: Development at Cox's Farm Field.
- 3) Policy SNP 9: Principal Residency Requirement

The Examiner allowed time during which negotiations between the representatives of the owners of Cox's Farm Field and the Strete Neighbourhood Plan Group (SNPG) took place to determine whether common ground could be found to frame the content of Policy SNP 8. On 21<sup>st</sup> August the SNPG wrote to the Examiner as follows:-

*"Dear Deborah,*

*Following extensive, unsuccessful negotiations with Strete Estate's land agent for housing development in Cox's Farm Field as part of Strete Neighbourhood Plan, Strete Neighbourhood Plan Group and Strete Parish Council have decided to withdraw the Plan from Examination.*

*We propose to return the Plan to pre-regulation 15 once necessary amendments to the Plan have been completed.*

*Thank you for your patience with us in this matter.*

*Yours sincerely,*

*Ralph Clark*

As a result the SNPG submitted an amended Regulation 15 Version of the SNP on 1<sup>st</sup> October 2020. The principal changes to the SNP are:-

- 1) Removal Policy SNP 8 and, therefore, the Cox's Farm Field housing allocation.
- 2) Revision of the Settlement Boundary to exclude the land comprising the Cox's Farm field allocation.

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 19<sup>th</sup> October 2020 and 30<sup>th</sup> November 2020.

#### **General Comments on the Plan and submitted Background Documents**

In terms of the general text in the Environment section, paragraph 3.2 the list coloured blue needs a proper context and explanation. Also reference to the Strategic Environmental Assessment should be removed since this is no longer applicable to this version of the NP

The Basic Conditions Statement requires updating to explain that the amendments to the Neighbourhood Plan were such that it was not necessary to refresh the Strategic Environmental Assessment. Furthermore, given the SEA no longer applies to the current version of the NP then its submission with the NP documentation is purely for information purposes. This should be clearly explained in the text of the Basic Conditions Statement. Similarly, the text should explain why HRA was not considered necessary. HRA was not required for the original version of the NP and the nature of the amendments included in the latest version of the NP further reduced any likely impacts.

South Hams District Council made a full response to the Regulation 14 consultation carried out by the Qualifying Body in respect of the Strete 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. The remaining minor concerns are set out below:-

<b>Policy/Text</b>	<b>Comments</b>
POLICY SNP1: PROTECTING THE LANDSCAPE	No comment.

<p>Development shall not harm but maintain and enhance the landscape by:</p> <ol style="list-style-type: none"> <li>1. having regard to the special qualities of the AONB in the area, particularly its high coastal character and sea views, and to the South Devon AONB Planning Guidance,</li> <li>2. safeguarding and enhancing local features that make a positive contribution to the landscape, particularly areas of green space,</li> <li>3. protecting the high coastal setting of the parish, including public views of the village from the sea and coast and public views of the sea and coast from the village, and</li> <li>4. incorporating high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes, and provides mitigation from harm.</li> </ol>	
<p><b>POLICY SNP2: HERITAGE AND CONSERVATION</b></p> <ol style="list-style-type: none"> <li>1. Development shall not harm but conserve and enhance designated and non-designated historic and heritage assets and their settings, both above and below ground, by having regard to national and local strategic policies for heritage and conservation.</li> <li>2. Within the Conservation Area any development shall pay careful regard to and accord with the Strete Conservation Area Appraisal.</li> </ol>	<p>No comment.</p>
<p><b>POLICY SNP3: COASTAL SETTING AND LAND SOUTH OF THE A379</b></p> <p>Development south of the A379 shall pay special regard to the sensitivity and landscape importance of that area to the coastal setting. Development there shall not harm but must enhance that coastal setting.</p>	<p>No comment.</p>

<p><b>POLICY SNP4: LOW DENSITY AREA</b> Any development shall enhance and not harm the low density character of the area shown in the plan</p>	<p>Comments made at Regulation 14 stage regarding the boundary to the Low Density area have been addressed. As indicated at Regulation 14, whilst the Council do not object to this policy it is considered the policy itself and the justification could be enhanced to give more clarity/guidance in terms of what development would be acceptable.</p>
<p><b>POLICY SNP5: TRANQUILLITY AND DARK SKIES</b> Development shall be designed so that it will cause no undue noise or light pollution.</p>	<p>No comment beyond those already made at Regulation 14 Consultation.</p>
<p><b>POLICY SNP6: DEVELOPMENT AND THE SETTLEMENT BOUNDARY</b> 1. Development will be permitted inside the village settlement boundary shown in the plan, provided it is in scale and character with the site and surroundings and will cause no significant adverse impacts on the natural or historic environment, amenity, traffic, parking or safety. 2 Outside the settlement boundary development will be strictly controlled and only permitted where it is accordance with the Development Plan, can be delivered sustainably and requires a countryside location or meets proven local need that cannot be met inside the settlement boundary.</p>	<p>No comments</p>
<p><b>POLICY SNP7: DESIGN AND CONSTRUCTION</b> All new development shall: 1. be of high design quality which is clearly derived from the site context, respect the local vernacular, safeguard local distinctiveness, be in scale and keeping with its setting and enhance local character, 2. protect local heritage, biodiversity, landscape and skylines, 3. be safe, inclusive and accessible and providing car parking which at least meets the requirements of the</p>	<p>Comments made at Regulation 14 stage have largely been addressed. Concerns remain regarding clause 3) covering car parking. It would be unreasonable to apply a requirement for two spaces to a one bed room flat. Furthermore a maximum cut off point should be identified in terms of the car parking spaces to bedrooms requirement. Commonly other plans identify two car parking spaces for two bedrooms with any increase in bedrooms above two requiring three car parking spaces. The opening sentence would be better worded "All new relevant development..."</p>

<p>Development Plan, including for residential development one space per bedroom where achievable.</p> <p>4. incorporate only sustainable construction standards which at least meet minimum standards, minimise use of non-renewable resources, contribute to reducing carbon emissions and maximise solar gain,</p> <p>5. mitigate risks relating to contamination, erosion or flooding, and not cause unnecessary noise, light or other pollution. and</p>	
<p><b>POLICY SNP8: HOUSING DEVELOPMENT</b></p> <p>1. Housing development sites in Strete shall be limited to small sites to ensure that growth</p> <p>is at a scale in keeping with the special qualities of the village and the AONB.</p> <p>2. Affordable homes for local people will be particularly welcomed.</p> <p>3. The provision of affordable homes on a suitable small exception site or sites outside of</p> <p>but adjacent or very near to the settlement boundary will be welcomed where the site will meet proven housing need, is to occupied by people with a local connection and has the clear support of the local community.</p>	<p>No comments</p>
<p><b>POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT</b></p> <p>1. New housing, excluding replacement dwellings or those managed by a registered social landlord, will only be supported where there is a restriction to ensure its occupancy as a</p>	<p>In terms of criteria 2) clarity over the means of delivery is required. 106 Agreement, planning obligation and condition are referred to.</p>



<p>principal residence.</p> <p>2. This must be guaranteed through a planning condition or legal agreement.</p> <p>3. New unrestricted second homes will not be supported at any time.</p> <p>4. A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.</p>	
<p>POLICY SNP10: COMMUNITY FACILITIES AND INFRASTRUCTURE</p> <p>1. Development that will demonstrably support the vibrancy and vitality of the village and wider community will be supported.</p> <p>2. Proposals for additional community facilities and infrastructure will be supported, providing the proposal:</p> <p>a) will include adequate access and parking arrangements,</p> <p>b) will not lead to traffic danger or congestion, and</p> <p>c) will not generate unacceptable noise, smell, loss of privacy or nuisance to neighbours.</p> <p>3. In order to help safeguard the sustainability of the local community, development that would result in the loss of or significant harm to a local community facility or asset of community value, particularly including the village shop and pub, will not be permitted unless:</p> <p>a) there is adequate alternative provision in the parish, or</p>	<p>No comment.</p>

<p>b) the facility can be shown to be no longer viable.</p>	
<p>POLICY SNP11: LOCAL GREEN SPACES</p> <p>1. The following areas are designated as green spaces in the plan:</p> <p>a) The Village Green</p> <p>b) The Village Wood (Blackbird Wood)</p> <p>c) The Village Play Park</p> <p>2. Development of local green spaces identified in the plan will only permitted in very special circumstances.</p>	<p>No comment</p>
<p>POLICY SNP12: LOCAL FOOTPATHS</p> <p>New housing development will be required where appropriate to provide for new footpaths, or improve existing footpaths, in order to enhance pedestrian safety and connectivity</p>	<p>No comment.</p>
<p>POLICY SNP13: SUSTAINABLE TOURISM</p> <p>To support the sustainable development of tourism additional tourist accommodation or facilities will be acceptable in principle within the settlement boundary.</p> <p>Outside the boundary tourism development will be acceptable if it improves an existing tourism business, is part of a farm diversification scheme, is based in an existing dwelling or re-uses a traditional farm building which is no longer required for farming,</p> <p>In every case the development must be capable of being delivered sustainably, in scale and character with the site and surroundings, and cause no significant adverse impacts on the natural or historic environment, the undeveloped coast, amenity, traffic, parking or safety.</p>	<p>This policy was annotated Policy SNP15 at Regulation 14. The points raised at Regulation 14 have not been addressed despite the rewording of this policy.</p>