

South Huish Neighbourhood Development Plan

Response from the Qualifying Body (South Huish Parish Council) to questions raised by the Examiner on the Submission version of the plan received on 15th July 2020.

Policy SH Env 1 (Settlement Boundaries and the avoidance of coalescence)

Q. 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.

Response

Settlement Boundaries (SBs) were proposed as a means to prevent coalescence between the settlements and act as a reference point for any proposals outside the SB, such as exception sites. They were first discussed at NPG steering groups in 2018 drawing on the success of this approach in the Thurlestone NDP, an adjoining parish. The appropriate boundaries were discussed, mapped and drafted at a well attended and facilitated workshop with residents held in February 2019. The proposed boundaries were finalised by the NPG steering group based on input from the workshop, a review of the existing adopted boundary for Hope Cove, consented development and other criteria established by the LPA in preparation of the JLP (see below) and feedback from an informal distribution of the draft plan to members of community prior to Regulation 14 consultation.

As stated in the preamble to the policy (para. 6.3.3). the principles applied to determine a settlement boundary to inform the draft JLP (Topic Paper 2 included as Appendix B21) were used to help define the proposed boundaries namely (page 2 and 3);

The principles applied to the revision of settlement boundaries are proposed as:

- *Include all gardens to the edge of curtilage, as these form part of the functional settlement as an ancillary part of a residential dwelling, and as such is more appropriately understood within the settlement than outside, where it would be subject to countryside policies. The JLP proposes policies that seek to resist the creation of new dwellings within residential gardens unless the proposal makes a positive contribution to the character of the settlement. Extending the settlement boundary to include all gardens rectifies the current situation where boundaries have been drawn arbitrarily across residential gardens with no justification for the extent of the boundary.*
- *Include all play and amenity space where the space adjoins the built form. The exceptions are seasonal cricket pitches that are used for agriculture for the majority of the year.*
- *Include all churches and churchyards where they adjoin the built form, as these often provide a strong edge of settlement and contribute to the high quality built character of our rural settlements.*
- *Edge of settlement farms form an area of transition, from residential based land-use to agricultural land use. Buildings that are used for residential purposes should form the furthest extent of the settlement boundary.*
- *Campsites on the edge of settlement have not been included because, although the consequence of human activity, they do not form part of the functional settlement by meeting the day-to-day needs of the local population. There are clear provisions for dealing with this type of land use in the Development in the Countryside policy.*
- *Schools have been included, because they form an integral part of how the settlement functions. The exception is where the school is edge, or beyond edge, of settlement and forms an anomalous part of the settlement edge – Stoke Fleming for example.*
- *Include what appear to be heritage assets. These often form part of the historic fabric of the settlement, influencing how a settlement has evolved, and are subject to their own set of policy requirements.*
- *Include edge of settlement employment areas, where they form part of the settlement edge, and do not form an incongruous extension into the countryside.*
- *Departure sites, and sites with current planning permissions will be included.*

As to the process of defining the Galmpton boundary; at the workshop in February 2019 it was accepted that a boundary was important and that the boundary should be drawn as close to the existing 'settlement' as possible. To this end a boundary was drawn that relatively tightly bounded the existing settlement – and excluded a 'field embayment' known as Kennel field. Following representations at Reg 14 to extend the SB eastward including land owner David Rossiter (farmer, owner of Kennel field and applicant for a planning proposal to build on Kennel field). The PC and NPG accepted the argument that Kennel field was entirely surrounded by buildings. There was evidence of buildings having been on the field in past times. That there was an existing road access to the site. That the field was largely 'hidden' and as such any appropriate building would not impinge on the surrounding landscape.

The representations received at Reg 14 are recorded in the Consultation Statement Appendix C11 (points 24, 26,31 and 36 refer) As a result of the representations the NPG decided as explained above to modify the SB in the Submission Version of the Plan to the East of Galmpton to include Burton Farmhouse, Kennel Field, the houses, to the North, South, West, and agricultural buildings to the East of Kennel field which in their opinion still satisfy the criteria set by the LPA to inform SBs.

In view of the number of representations made at Regulation 15 the NPG accept that further modifications of the SB at Galmpton eastwards may be needed, for example;

- Revert back to the Regulation 14 boundary which was generally supported at that stage;
- A compromise between the two boundaries proposed at Regulation 14 and 15.

Policy SH Env4 Local Green Spaces

Q 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.

Response

The proposed Local Green Spaces (LGS) were identified by the community during the facilitated mapping exercise/ workshop held in February 2019 . The areas identified were checked against the criteria of NPPF para. 100 and owners were identified and notified prior to the Regulation 14 consultation.

A summary of the areas of each proposed LGS in square metres is as follows;

LGS	Identification	Area m2
LGS 1	Not used	
LGS 2	New Road and Channel View junction	2138m2
LGS 3	Not used	
LGS 4	New Road by Arabia and Mewstone	273m2
LGS 5	Harbour (south west) end of grass area between Shippen Lane and Harbour Lane	136m2
LGS 6	Outer Hope carpark	4095m2
LGS 7	Cannon and Anchor	88m2
LGS 8	New Road and bypass green triangle	107m2
LGS 9	The Downs	3240m2
LGS 10	Weymouth Park	602m2
LGS 11	The Green Galmpton	113m2
LGS 12	by Higher Orchard Galmpton	25m2
LGS 13	Coastguard station garden	350m2

Copies of email/ written confirmation that the owners of the proposed Local Green Spaces have been identified and formally consulted has been sent to SHDC for onward issue to the Examiner on 17th July 2020.

LGS1 and LGS3 were included in the Regulation 14 version of the plan however at the written request of the owners received during the consultation these proposed designations have been removed from the Submission Version. In the

final version of the Plan the accepted designations will be re-numbered in sequence.

Policy SH HW 1, Community Facilities

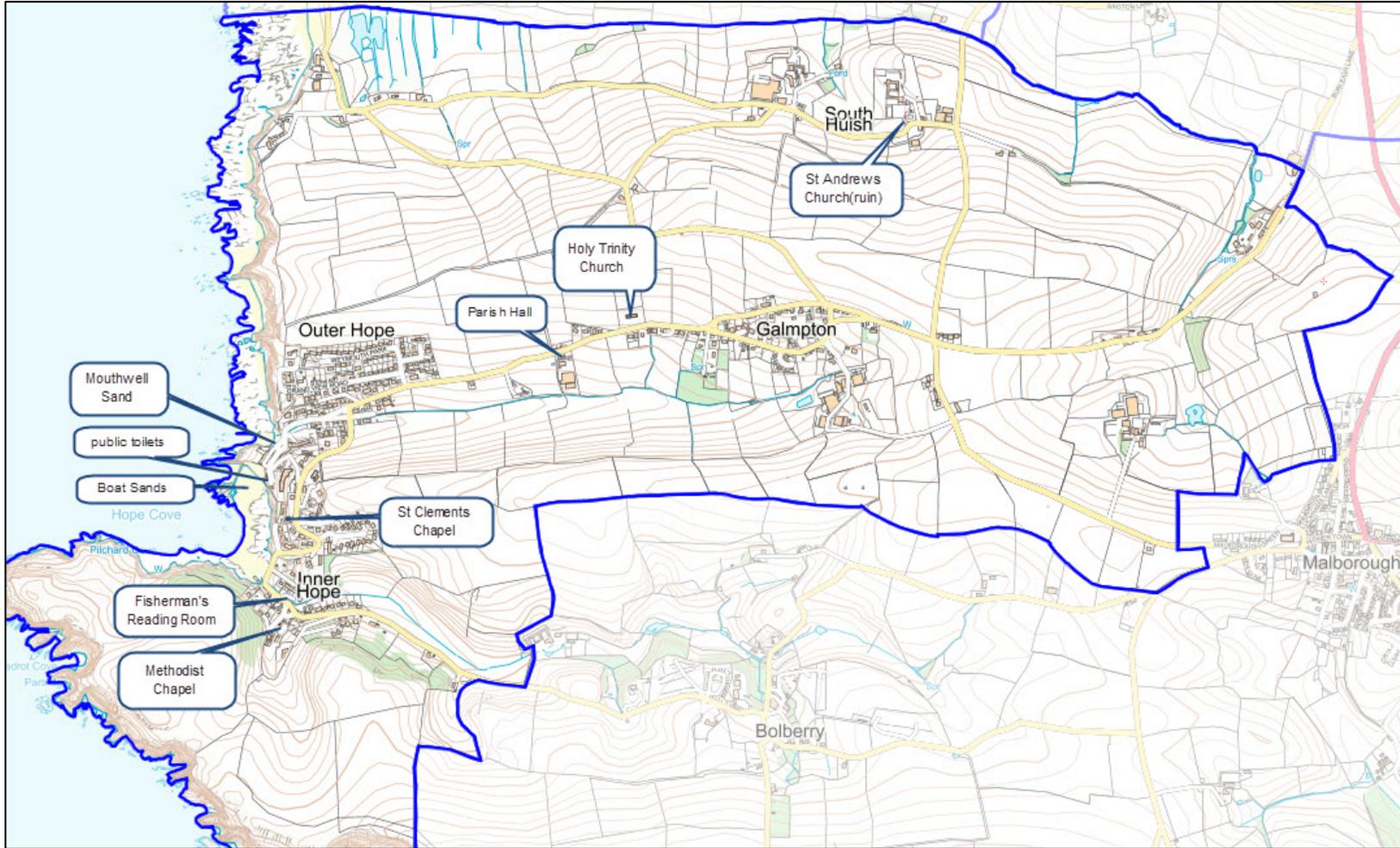
Q I seek clarification on the intention of paragraph a) of this policy. If the intention is to identify important open spaces within the parish in line with paragraph 97 of the NPPF 2019 and community facilities please provide a list of the specific open spaces and a list of the community facilities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

Response

The Examiner correctly identifies the intention of the policy and that the Plan seeks to protect the following open spaces and community facilities:

1. Parish Hall Galmpton;
2. Fisherman's Reading Room, Inner Hope Cove;
3. Church of Holy Trinity, Galmpton ;
4. Methodist Chapel, Inner Hope;
5. The ruins of Saint Andrew's Church, South Huish;
6. St. Clements Chapel of Ease between Outer and Inner Hope;
7. Public Toilets, Outer Hope ;
8. South West Coast Path and recreational walks and rights of way throughout South Huish Parish and into the AONB;
9. Inner and Outer Hope beaches including Boat Sands (Outer Hope) and Mouthwell Sand (Outer Hope).

A map locating the specific facilities and open spaces is included below.



South Huish Neighbourhood Planning Group on behalf of South Huish Parish Council

20th July 2020