



# Thurlestone Parish Neighbourhood Plan 2015 - 2034

Consultation Statement



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# 1. Introduction

1.1 This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, Part 5, Reg 15(2) which defines a consultation statement as a document which:

- contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explains how they were consulted;
- summarises the main issues and concerns raised by the persons consulted; and
- describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

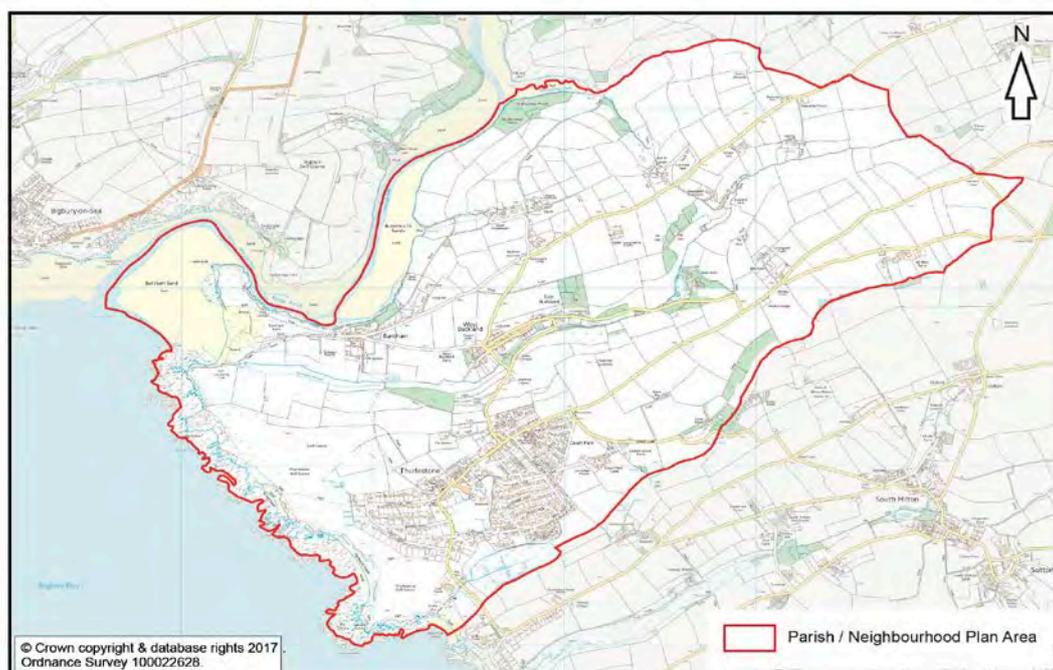
1.2 The purpose of this Consultation Statement is to explain and demonstrate how engagement with our community has shaped the development of our Neighbourhood Plan.

1.3 The aims of our consultation process were:

- to involve as many people in the community as possible throughout the development of the Plan, so that the Plan was informed by the views of local people and other stakeholders from the outset;
- to ensure that consultation events took place at critical points in the Plan process;
- to engage with as wide a range of people as possible; and
- to ensure that results of consultation were fed back to local people (at community events, in the community magazine and via the parish website) as soon as possible after the consultation events.

## 2. Background

- 2.1 Thurlestone Parish has a long history of community engagement and local planning. In 1980, the [Parish of Thurlestone Appraisal Report](#) was produced by the Parish Council in response to its concerns about the present and future development of the Parish and in 2009, the Parish Council carried out a further [survey](#) of residents which highlighted a significant issue about sustainability and the demographic balance of the parish. The [Thurlestone Parish Plan 2010](#) based on the findings of that survey, a series of working group discussions and open consultation meetings, was approved for adoption by the Parish Council on 6 December 2010.
- 2.2 In November 2014, following the introduction of neighbourhood planning under the Localism Act 2011, the Parish Council decided to progress a neighbourhood plan so as to ensure that the community would have a say in the future development of the Parish. Unlike a parish plan, a neighbourhood plan would have statutory legal force.
- 2.3 On 20 March 2015, an application was submitted to South Hams District Council for Neighbourhood Plan Area Designation for Thurlestone Parish including [Terms of Reference](#). The application was advertised for four weeks between 20 March and 20 April 2015 during which comments were invited about whether the plan area was appropriate. No objections were received and the Thurlestone Parish Neighbourhood Plan Area shown below was [approved](#) on 24 April 2015.



- 2.4 Over the course of the next five months, members of the Parish Council and volunteers from the community were recruited to the Neighbourhood Plan Steering Group, so that by September 2015 the Steering Group comprised four parish councillors, seven volunteers (including a former chairman of the Parish Council) and a ward District Councillor.
- 2.5 The Steering Group has met regularly since it was formed and [Minutes](#) of its meetings are available on the parish website. Updates are also provided and publicised in the parish community magazine [Village Voice](#) which is published bi-monthly and also available on the parish website.
- 2.6 A short [Introduction](#) to what a neighbourhood plan is, how the plan is made and its effect once made, is available on the parish website.

## 3. Community Engagement

- 3.1 One of the first tasks of the Steering Group was to draft a [Community Engagement Strategy](#) and schedule of community events.

The community events that have taken place over the past two years and how they relate to the different stages in the neighbourhood plan-making process are set out below.

### 3.2 Community Engagement Meeting: 29 September 2015

This initial event was the first opportunity to canvass the views of the community. It was extensively advertised in the parish and 124 people attended.

The meeting commenced with a short slide presentation which explained what a neighbourhood plan is and how this meeting was a first step towards finding out people's views. Display boards were set up round the parish hall, each labelled with a key question, and attendees were asked to stick post-its up on the boards in response to each question. It was explained that the comments received would be used to help form a shared Vision for the parish and to identify the most important issues to be included in a parish Questionnaire, which would be used to formulate policies in the Plan.

In terms of development over the next 20 years, the following four main themes emerged: the need to protect the coastline and preserve the natural environment; to have some development but retain the character of the area; to have improved roads and traffic management; and to have a better mix of housing – affordable housing for local people and young people.

There were 467 post-it responses in total and those people who wanted to be kept informed or participate in the neighbourhood planning process were encouraged to provide their email or postal address so that the Steering Group could communicate with them. Details of the event and how it was publicised are set out in [Appendix A](#).

### 3.3 Evidence Gathering Stage 1: October – May 2016

With the benefit of the post-it responses, the Steering Group was able to focus on the main local issues that would need to be explored and addressed in the neighbourhood plan. It was agreed that the topic areas to which they related would mirror the local plan *Our Plan: South Hams* that was in preparation at the time.

Three Working Groups were set up to cover Housing, the Local Economy and Wellbeing, and members of these groups were tasked with evidence gathering in respect of their topic area. This extensive fact-finding exercise over seven months would be used to build up a robust evidence base upon which the parish Questionnaire and ultimately, the policies in the neighbourhood plan would be based.

As of 1 April 2016, the **Housing Working Group** had:

- Engaged with **residents** and **residents' associations** to compile data about the existing housing stock within the following six geographic areas of the parish: the Yarmer Estate, The Mead and Land adjoining The Mead, the main street in Thurlestone and adjoining streets, Bantham, Buckland and outlying rural areas.
- Engaged with **local landowners** by inviting them to address our Steering Group meetings to talk about their Vision of how they would like the parish to develop over the next 15-20 years and specifically, any housing proposals they may have. These meetings were recorded in the Minutes of [10 November 2015](#) and [1 December 2015](#) and made available on the Parish website.
- Worked in conjunction with South Hams District Council's Housing Department on a **Housing Needs Survey** to assess existing affordable housing to buy or rent in the area and to consider whether there are local people who are unable to meet their housing needs in the community and/or have moved away because they have been unable to meet their housing needs. This survey was circulated at peak holiday time (Easter) so as to ensure the views of second homeowners were also obtained. The survey was aimed primarily at affordable housing needs within the parish, but also (atypically) obtained data relating to the private sector as it was recognised that this was a valuable opportunity to obtain that data too. Respondents were offered the opportunity to complete the survey online or by completing a paper copy. Secure boxes were placed in the Thurlestone and Bantham village shops for people to return paper copies and a pre-paid envelope was enclosed with the survey for copies to be returned by post to the council. Paper copies of the survey were distributed by hand to 696 households in the parish and 243 responses were received. This equated to a return rate of 35%, which the local authority considered to be very good in terms of responses for a survey of this nature. A copy of the survey and details of how it was publicised are set out in [Appendix B](#).
- Compiled and circulated a **Housing Market Survey** to local estate agents, in residential sales and lettings, to ascertain housing demand and requirements in the area. The survey was circulated to 8 local estate agents and responses were received from 3. A copy of the survey is set out in [Appendix C](#).

As of 1 April 2016, the Local Economy Working Group had:

- Engaged with landowners and local businesses to compile a comprehensive list of existing commercial entities in the parish, including a map of land ownership.
- Conducted interviews with almost 30 landowners and local businesses (including farmers, hotel and shops, tourist operators and homeworkers) about the viability of the existing local economy, local employment issues, and any plans they may have for the immediate or near future.
- Compiled a **Business Survey** that was used as the basis for the above interviews and included questions specifically relating to employment, communications and infrastructure. A copy of the survey is set out in [Appendix D](#).

As of 1 April 2016, the **Wellbeing Working Group** had:

- Engaged with existing operators and organisations to compile a comprehensive **Inventory** of the existing community facilities and services in the parish. A copy of the Inventory is set out in [Appendix E](#).
- Conducted **interviews** with local facilities and service providers (including schools, golf club and care home) and landowners about the viability of the existing community facilities and services, how they view future community needs and whether they have any plans for the immediate or near future.
- Organised two drop-in sessions to gauge whether and how young families in the area, normally regarded as people who are hard to reach, would like to see existing facilities and amenities across the parish improved. These **Family Events**, held over the Easter school holiday, focused on the wellbeing element of the neighbourhood plan: health, education, sport and recreation. Questionnaires were circulated to parents to explore and identify opportunities for improvement and the possible development of new community facilities (e.g. for sports and recreation); and children were asked to write postcards to their friends telling them what they liked (and disliked) about living in the parish. Sixteen families, including 34 children, attended the events and a total of 45 questionnaires were completed either at the events or shortly after. The results were fed into the forthcoming parish Questionnaire. Details of the Family Events and how they were publicised are set out in [Appendix F](#).

In March 2016, a fourth Working Group was set up to consider the four topics that act as constraints on development, namely, **Heritage, Environment, Infrastructure and Resources**. This involved further consideration of the

issues raised at the Community Engagement Meeting, liaising with experts and local interest groups, and drafting questions for the parish Questionnaire.

Shortly before the launch of the Questionnaire, on 12 April, the Steering Group organised a Talk in the parish hall by Martin Parkes of Devon Communities Together entitled **“What is Neighbourhood Planning?”** The Talk was a reminder of what a neighbourhood plan can and cannot cover and what the benefits are of having a neighbourhood plan. Details of the event and how it was publicised are set out in [Appendix G](#).

### 3.4 Parish Questionnaire: 27 May – 27 June 2016

The Questionnaire, like the Housing Needs Survey, was circulated at peak holiday time (Spring Bank Holiday) so as to ensure the views of second homeowners were also obtained. The survey was conducted by the DR Company, a not for profit Community Interest Company based in Okehampton, who specialise in community surveys. The DR Company devised the questions, based on the evidence gathered by the Working Groups, and independently analysed the responses. The purpose of the Questionnaire was to test the Plan’s draft Vision and obtain the views of the community to the questions raised in order to help formulate the Plan’s policies. Respondents were offered the opportunity to complete the survey online or by completing a paper copy. Secure boxes were placed in the Thurlestone and Bantham village shops for people to return paper copies. Paper copies of the Questionnaire were distributed by hand to 698 households and 258 responses were received, which represented a return rate of 37%. The Questionnaire was publicised on the parish website, in Village Voice, by contacting people on the email contact list, posters, flyers and via social media.

A presentation of the **Questionnaire Results** by the DR Company was held on 6 September 2016 and attended by 124 people. The event commenced with a short [film](#) that captured the natural beauty of the parish, whilst informing people of the work that had gone on behind the scenes over the last 12 months. A slide presentation and Q & A followed, and a copy of the [slide presentation](#) was made available on the parish website. Support for the Plan’s draft Vision was almost unanimous, being endorsed by 98% of respondents:

*“A vibrant coastal and rural community where the quality of life of its residents and the preservation of the natural environment are paramount and where any development should be proportionate, balanced and sustainable in keeping with its designation within an Area of Outstanding Natural Beauty.”*

The results of the Housing and Local Economy sections of the Questionnaire were dealt with more fully in two **Focus Group meetings** on 18 October and 1 November, which were presented by the leaders of the two Working Parties and each attended by 30-40 people. Details of the meetings including feedback are summarised in the Minutes of [19 October 2016](#) and [9 November 2016](#) which were made available on the parish website.

A copy of the parish Questionnaire, an extract from the Results presentation and details of how all three events were publicised are set out in [Appendix H](#).

### 3.5 Evidence Gathering Stage 2: November 2016 – October 2017

Following on from the findings of the Questionnaire and Focus Group meetings, further evidence gathering was carried out that would address and clarify any gaps in the evidence obtained by the four Working Parties to date. This included exploring new issues raised at various workshops and events organised by external bodies, such as, the CPRE Devon, the South Devon AONB Unit, South Hams District Council and Regen SW, which were attended by Steering Group members.

The Housing Working Group focused on housing needs and the opportunities available for community-led housing. With affordable housing for local working people being a priority, the two main landowners in the Parish were again approached by the group with a view to identifying possible land for the provision of affordable housing. The outcome of these discussions was recorded in the Minutes of [7 December 2016](#) which were made available on the parish website.

A follow-up Steering Group meeting attended by the owner of the Bantham Estate at which he set out his draft proposals for the Parish led to a public outcry that was widely reported in both the local and national press. The Minutes of [11 January 2017](#) meeting, including copies of the Estate's proposals, were made available on the parish website. The press coverage included: [Kingsbridge & Salcombe Gazette dated 13 February 2017](#), [The Times dated 13 February 2017](#) and [The Times dated 18 February 2017](#). The Save Bantham petition, circulated by social media, was signed by well over 10,000 people.

Between March and October 2017, further Community Events were organised by the **Heritage, Environment, Infrastructure and Resources Working Group**. Members of this group engaged with service providers, including Devon Air Ambulance Trust, Community Wifi operators and landowners regarding the detailed and often more technical aspects of issues and aspirations that had been identified at the initial Community Engagement Meeting and in the course of Evidence Gathering Stage I. More volunteers were co-opted to the group to assist with further detailed research and more community events:

- **School Heritage Trails.** These two trails were an unparalleled success due to the participation of pupils and teachers from All Saints' Primary School in Thurlestone. Not only did the children learn about the local historic environment but they taught their parents and the wider community too about how there are heritage assets in the parish which contribute to our 'sense of place' that we are not even aware of, and should be looked after. Their enthusiasm was unstoppable and went on to inspire a play written by one of the teachers and performed by the school entitled "**The Story of the Thurlestone Cannon**" and also an art project. Details of the School Heritage Trails, the play and artwork are set out in [Appendix I](#).
- A Talk in the parish hall entitled "**The Archaeology of Bantham Ham**" by Stephen Reed, Senior Historic Environment Officer at Devon County Council, who advises the planning authorities and developers about heritage issues and who was involved personally in two of the main archaeological investigations which took place at Bantham in 1997 and 2001. The event was publicised on the parish website, in Village Voice and via our email contact list, and over 100 people attended. Aside from local residents, there were people from all over the South Hams, as well as representatives from various organisations and interest groups, including, the Aune Conservation Association, South West Coast Path Association and Save Bantham Campaign. Details of the Talk are set out in [Appendix J](#).
- A public meeting held on 22 August 2017 in the parish hall about mobile telephone signal and broadband, including a presentation by Bush Broadband of Okehampton about the possibility of setting up a **Community WiFi** network, following the carrying out of their drone survey of Buckland and Bantham. This would provide both an improved broadband speed for those unable to receive a satisfactory service via their landlines and the ability to make mobile phone calls via WiFi in areas of poor or no mobile signal in in Bantham, Buckland and Bigbury. The event was publicised on the parish website, in Village Voice and via our email contact list, and about 25 people attended. Copies of how the event was publicised are set out in [Appendix K](#).
- A presentation and Quiz by the Devon Association for Renewable Energy (DARE) at the Village Inn. DARE is to undertake a feasibility study, funded by the Rural Community Energy Fund, for a Community Heating Scheme in Thurlestone. About 70 people attended the event, which was also publicised on the parish website and via our email contact list. A copy of the Quiz and how it was publicised is set out in [Appendix L](#).

## 4. Pre-submission Consultation

- 4.1 The legislation requires that before the Plan is submitted to the local planning authority, it is publicised to those who live, work or carry on business in the Plan area (Neighbourhood Planning (General) Regulations 2012, Part 5, Reg 14). As part of this Pre-submission Consultation, any of the **consultation bodies** whose interest the Steering Group consider may be affected by the Plan must also be consulted.
- 4.2 The Regulation 14 consultation on the Thurlestone Parish Neighbourhood Plan was held over a 6-week period, from 15 September to 27 October 2017.
- 4.3 The Pre-submission Consultation Draft Plan was accompanied by a Plan Overview, a Summary of the Draft Policies and Comments Form. The full text of the Pre-submission Consultation Draft Plan was made available on the parish website. The Summary of the Draft Policies was set out in Village Voice, together with a Flyer publicising the Consultation Sessions (see below), which were distributed by hand to 400 households in the parish and posted to 70 households outside the parish (second homes). Another 100 were sent by email to businesses which carry out business in the parish. Posters were displayed throughout the parish and emails were circulated to people on the neighbourhood planning email contact list. Paper copies of the plan were available at the Bantham village shop and Buckland Phonebox, at the Consultation Sessions, and available from members of the Steering Group. Copies of the above documents and how the [Pre-submission Consultation Draft Plan](#) was publicised are set out in [Appendix M](#).
- 4.4 A list of the consultation bodies, local groups and organisations, and individuals who were consulted is set out in [Appendix N](#).
- 4.5 During the consultation period, there were **four drop-in Consultation Sessions** which were held in the Parish Hall. These sessions were attended by 28 people and the main issues and concerns raised related to housing:
- Concerns about housing development on land behind the Church.
  - Concerns that the Golf Club may sell off tennis courts for new housing.
  - Concerns that the garage may be sold and used for new housing/second homes.
  - The need for a policy to control replacement dwellings and extensions, in particular, concerns about houses being demolished and replaced by more than one dwelling, leading to overdevelopment and more empty second homes.
  - The need for affordable housing for local working people who are on the housing register.

- Concerns about the main road into Thurlestone being able to cope with any additional traffic caused by future development.

4.6 The formal comments (40 in total) submitted in response to the Pre-submission Consultation and how the Steering Group addressed them are set out in [Appendix O](#).

# APPENDIX A:

COMMUNITY ENGAGEMENT MEETING  
29 September 2015

*Your chance  
to shape the future  
of the Parish!*

# **Public Consultation Meeting**

## *Thurlestone, Bantham & Buckland Neighbourhood Plan*

Share **your** main concerns

- |  |   |
|--|---|
| <input type="checkbox"/> Building Development?     | <input type="checkbox"/> Access Road Congestion?      |
| <input type="checkbox"/> Lack of younger families? | <input type="checkbox"/> Parking?                     |
| <input type="checkbox"/> Broadband?                | <input type="checkbox"/> Dog fouling?                 |
| <input type="checkbox"/> Mobile Phones?            | <input type="checkbox"/> Litter?                      |
| <input type="checkbox"/> Employment opportunities? | <input type="checkbox"/> Playgrounds & playing fields |

Come to the meeting to find out what a Neighbourhood Plan is  
How it is approved  
What the Government requires  
How residents are developing it  
How it will benefit our area if it is properly developed

*Community involvement is  
essential if our wishes are to be  
given due weight!*

**Tuesday 29 September 7.30pm**

If you cannot attend, please email  
your views to [vvoice@aol.com](mailto:vvoice@aol.com)

## Community Engagement Meeting 29<sup>th</sup> September 2015



The event commenced with a short slide presentation which explained what a Neighbourhood Plan is and that this meeting was a first step towards finding out people's opinion and requirements.

Seven key questions were displayed on boards around the hall and attendees were given prompt sheets listing "things to think about" and a supply of post-it notes.

The comments would be used to help form a Vision for the parish and to identify the most important issues to be included in a parish questionnaire which would be used to formulate policies in the Plan. The final Plan would be examined prior to approval by parish referendum.

The questions were as follows:

### **1) What do you like most about living in the parish?**

- Location
- Community
- AONB status
- Coastline/Avon estuary
- Anything else?

**2) What are the disadvantages of living in the parish?**

- Access/roads
- Parking
- Broadband speeds
- Mobile phone signal
- Accessibility of higher and tertiary education
- Anything else?

**3) What are the most important issues in developing new housing in the parish?  
Bear in mind that a Neighbourhood Plan is meant to manage development.**

- Age profile – currently much older than average – assisted living accommodation?
- All recent housing development has been in Thurlestone with very little in Bantam and West Buckland – should the balance be changed?
- Second homes
- Replacement dwellings
- House prices
- Affordable housing
- Houses to rent rather than to buy
- Anything else?

**4) Should there be more employment opportunities in the parish? If so what and how?**

- What barriers are there?
- Industrial?
- Artisan & Crafts?
- Home workers?
- Anything else?

**5) Would you like to see new facilities in the parish?**

- New shops
- New restaurants/cafes
- More parking
- Community leisure facilities – sports facilities, parks etc
- Community toilets
- Better public transport
- Anything else?

**6) Should preservation of the historic and natural environment take priority over all other issues?**

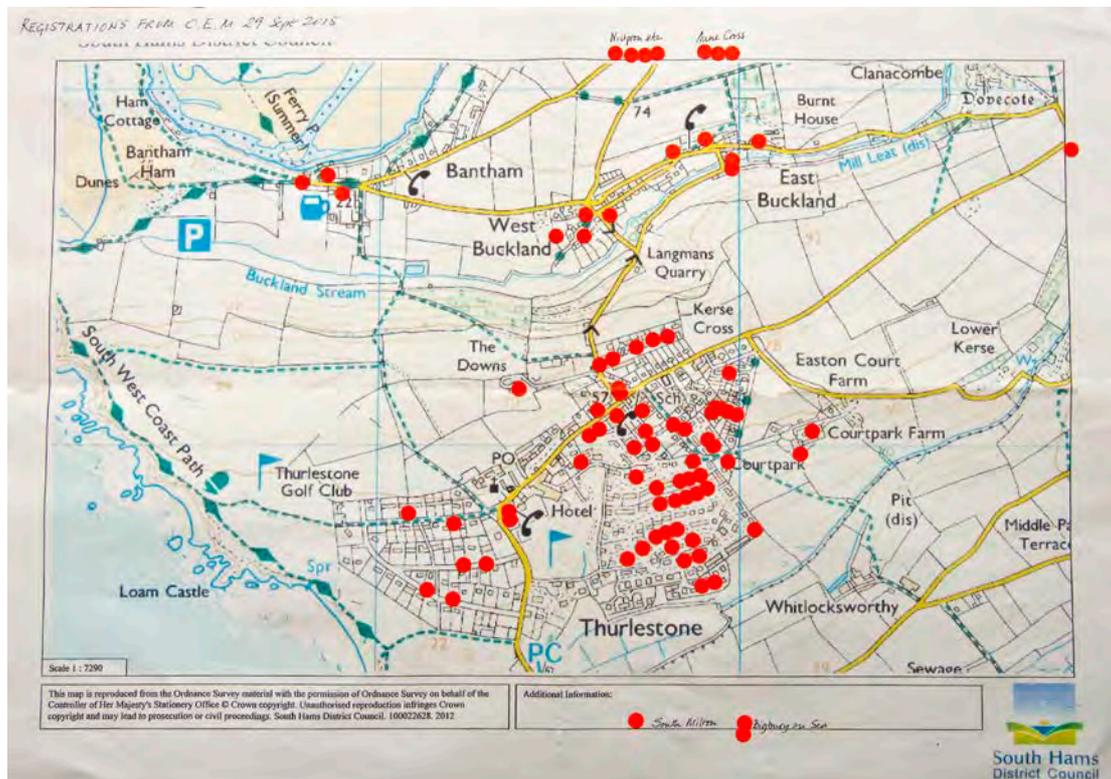
- Is the area's natural beauty threatened?
- How can progress and preservation be balanced?

## 7) What 3 things would you most like to see happen in the parish over the next 20 years?



The event was attended by **124 people** from across the parish and there were **467 post-it responses**. A summary of the responses was circulated by post and email to all those who asked to be kept informed and full details available on the parish website.

### Map of Attendees

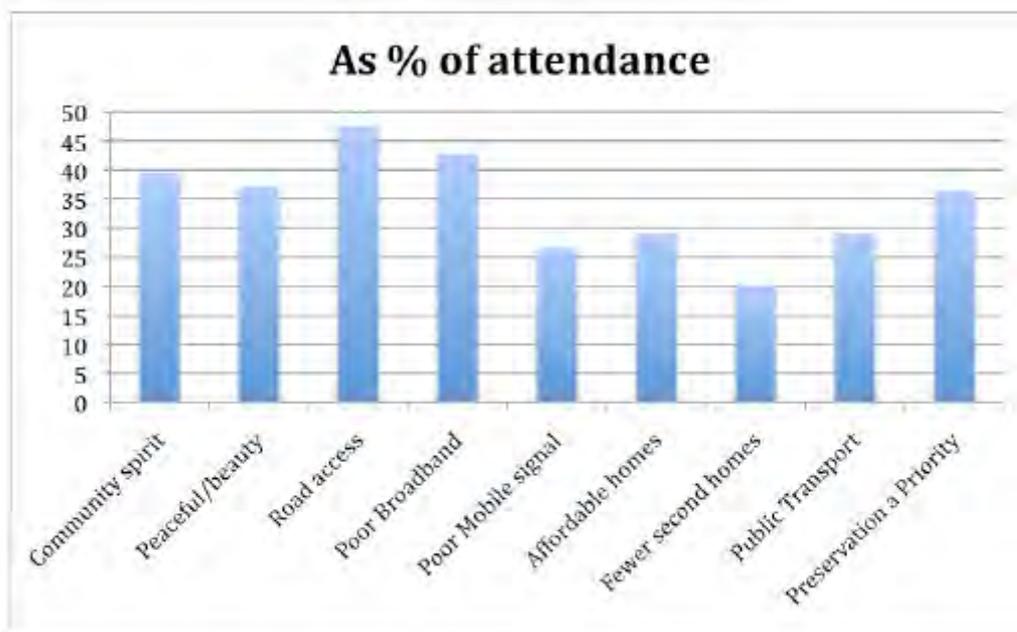


## Post-its Summary

Q	Subject	No	Major Themes	Responses (Listed below this table)
1	What do you like most about living in the parish?	72	Community (Spirit) (49) Coastline/Estuary (35) Environment (32) Beauty/Peaceful (46)	See Q1 responses
2	What are the disadvantages of living in the parish?	83	Access / Roads (59) Parking Broadband speeds (53) Mobile phone signal (33) Access to higher and tertiary education	See Q2 responses
3	What are the most important issues in developing new housing in the parish?	89	Demand for more affordable housing to redress the age profile, a better availability of houses in all price ranges and to rent, including assisted living for the older generation (36) Considerable feeling against any increase in the number of second homes(25) Comments on policy in general including location, replacement buildings and design. Several comments about the way the District Council handles planning applications and also about any future plans on the Bantham Estate.	See Q3 responses
4	Should there be more employment opportunities?	43	Importance of better communications, both broadband and mobile phone, as well as limitations of road infrastructure. Several would welcome small scale craft workshops in both Bantham and Thurlestone - the garage site was mentioned there, but also to keep the garage open. One mention of a boatbuilding workshop, and several would like to see more jobs in tourism. Expansion of entrepreneurial home working seen as a good option.	See Q4 responses
5	Would you like to see new facilities?	68	Public Transport (36) Public Toilets (18) Community Leisure facilities (12) Parking (12) Cafes / Shops (12)	See Q5 responses
6	Should preservation of the historic and natural environment take priority?	50	Overwhelmingly Yes (45) No to priority but care needed (5)	See Q6 responses
7	What 3 things would you like to see happen over the next 20 years?	62	Protect coastline and preserve natural environment (18) Some development, but the character of the area to be retained (17) Better mix of housing - affordable housing for local people and young families (13) and fewer / no more second homes (11) Improved roads and traffic management (14) Improved broadband, telephone and mobile coverage (11) More amenities (7) More employment opportunities, particularly for young people (5)	See Q7 responses
	Total	467		

## Responses as % of attendance

	As % of attendance	Number
Community spirit	40	49
Peaceful/beauty	37	46
Road access	48	59
Poor Broadband	43	53
Poor Mobile signal	27	33
Affordable homes	29	36
Fewer second homes	20	25
Public Transport	29	36
Preservation a Priority	36	45
Total attendance		124



## Responses (in full)

### Q1. What do you like most about living in the parish?

Number of Post-its: 72

Subject /Reasons	Mentions
Community / Community spirit	49
Coastline / Estuary	35
Environment / Location	32
AONB (Specific)	15
Beautiful area	15
Tranquility / Peaceful / Quiet	16
Sports facilities / Activities Golf / Tennis / Sailing / Leisure center.	12
Community facilities Shop / Garage / Pub / Hotel / Church	11
Parish hall	8
Safe / Safe for children / (Inc. low crime)	5
Walking/Walks	5
Wildlife / Birdsong	4

#### Comments:

- AONB Coastline, Estuary, Tranquility, Activities
- Sense of Community – Helping each other out. (Looking out for one another).  
Location – outstanding nature of the coast, wildlife. Peace, tranquility, safety.
- Community. Location, Coastline
- The fact that its an AONB & that any major changes must fit in with the surroundings
- Location
- Location, Community, Parish Hall, Church, Shop & PO
- Coastal Environment
- Location, Community, AONB Status, Beaches, Tranquility, Views.
- No Crime or very little
- Location, Community, AONB
- Rural environment with added bonus of a beautiful coast – Good Community spirit with plenty to do if you wish. Peace and quiet!
- Community
- Community, Coastline, Countryside.
- Location, Community spirit, Coastline, Valley views, not densely populated, coastal walks, rural, village facilities
- Coastline, location, AONB status, Seclusion but accessible
- Coastline
- Natural Beauty (Coastline), Facilities (Golf, Pub, Shop), Peace and quiet.

- The balance of coastline, facilities (Golf, Tennis, Hotel) with Community. Village Hall
- Obviously location: sea, golf, views, involved community; AONB should never be overridden by planning.
- Location, Community, AONB, Coastline protection. Priority of parish children for the school.
- Peaceful and Beautiful
- Privacy, Countryside
- Is it possible to control the % of second homes in the village?
- Apart from Fore St. there are few houses in the village built before 1930-preservation required.
- Re question 4 re employment. Why? When I arrived I was quite happy to find employment in Plymouth, Exeter or other places in between. Peace and quiet is what I required.
- Community, Coastline, Avon Estuary, Wildlife (both Flora and Fauna), Freedom to roam.
- Lively community with good mix of families / retired, sport (Golf, tennis, Hotel facilities, sea, coast, river. Good school, lively parish hall, events & clubs, Further similar community in Kingsbridge
- Coastline / Avon estuary.
- The location and community (As it stands)
- We love the location and the community of Buckland. The location enables us to swim, sail, walk, play tennis in beautiful surroundings.
- Location, Community, Shop, P/O, Garage, Parish hall, Village Inn
- Community, coastline
- Rural / coastal setting, Peace and quiet, community spirit.
- Beautiful coastline, accessible and managed for the future.
- Location, community, quietness.
- Coastline / Estuary
- Beautiful location, useful shops, available church, hotel, parish hall.
- Location, AONB, coastline, Good community spirit
- Family home, community, facilities good for small village.
- Strong community spirit
- Like most – AONB status, un-spoilt atmosphere, beautiful scenery, quiet, hasn't been over developed. Most of all No mobile phone mast
- I enjoy the events at the village hall
- An attractive location with an active community centered on the village hall
- The location and its community as it is.
- Vibrant community with a 'can do' attitude, high level of experience and expertise on which to draw, social responsibility, AONB status, good mix of available activities.
- Peace and Quiet
- Proximity to the countryside and lovely environment, close knit community, Peace and Quiet.
- Living in Bantham is great. We have a good local community and a fabulous place to raise a family. To maintain the area as an area of AONB is essential.

- Beaches / Coast path / walks, good community spirit and facilities.
- Hearing birds singing, no light pollution at night, very precious natural environment, AONB Status, Avon estuary.
- Coastline / Avon, Community, Location, Local garage
- The peaceful beauty of the area. A very friendly active community. Beautiful coastline and the privilege of being able to sit quietly on a beach and absorb the atmosphere.
- AONB status within reason
- Location, Community, Coastline.
- Very strong community spirit with lots of people willing to take part in village activities. Excellent combination of fields and coastline
- Coastline and Avon, community, location
- AONB, coastline & Avon, location, un-spoilt, not 100s of windmill electricity generators, nice balance between urban & agricultural areas sitting alongside stunning coastline.
- Location, community, AONB status, Coastline / Avon, good walking.
- Great place to live, good community, beautiful landscape etc. Good for my children, safe, open, coast.
- Church, community
- Community, outstanding beauty
- AONB, Rural beauty, sea / coastline, clean air.
- Such a lovely environment, coast, walks, Hotel grounds and garden.
- Location ie. Natural resource of coastline, sense of community, general good behavior of one and all.
- What do I like about the village? – Everything!
- Location, community
- The hotel leisure centre, shop, garage, pub – all good
- Proximity of coast and walks, village community, easy access to Kingsbridge
- Love all these plus the high standard of the buildings and gardens, the views, the micro climate, good shop, good pub. Golf, tennis, beaches etc. AOK.
- Beautiful area, location, peaceful, community spirit, facilities, river, beach, sailing, beach.
- The beauty, tranquility, community spirit, the wilderness, lack of development
- Location, coastline, quiet, great neighbours and friends, very much like the village like it is – no change would suit me. The beauty of the area, relatively unspoilt, the relative peace and quiet combined with the 'essential' facilities of `post office, shop, church, pub. Wide variety of activities / clubs available
- Lack of crime
- Location, community, AONB, Conservation, natural history
- Location, Community, Golf course
- Tranquility, Beauty, Coastal paths, Amenities, Not overcrowded.

## Q2. What are the disadvantages of living in the parish?

Number of post-its: 83

Subject / reasons	Mentions
Access / Roads / Traffic / Speeding / speed limits / Road safety / Parking:	59
( <i>Access roads</i> )	(25)
( <i>Speeding / Speed limits</i> )	(12)
( <i>Parking</i> )	(12)
(Dangerous / Road Safety)	(6)
Poor Broadband	53
No Mobile phone	33
Lack of car parking	14
Limit second homes	8
Lack of public transport	2
Large lorries	1
Distance from hospital	2
Lack of medical facilities	1
Road maintenance	7

### Comments

- Speed limit – should be 20mph – this is urgent.
- Access / roads – make it a one-way system; Entrance to Thurlestone.
- Summer traffic; Broadband unreliable; appalling mobile signal
- Access
- Slightly isolated for people without cars; poor broadband speeds; very poor mobile signal
- More frequent buses needed
- Broadband, mobile signal; parking; too many second homes.
- Restricted public transport; parking problems in peak holiday season + volume of traffic in the lanes in / out at the same time; growing number of second homes reducing resident population
- Decent access needed to village particularly July to early September, access / roads, broadband speeds
- Access road, broadband speeds
- Broadband speeds, mobile phone signal, road surfaces suffering due to heavy traffic.
- Walking to shops is lethal in the summer – slightly less so in the winter – need virtual pavements, broadband, mobile signal.
- Excluding the S. Milton access, the two access roads are totally inadequate especially for large vehicles and lorries engaged in demolition and rebuilding of second homes! Lousy Broadband speeds, lousy mobile phone signal. Speed limit essential through village – 20 MPH

- Mobile phone signal, electricity faults recurring, broadband speeds
- Age demographics skewed too old, poor broadband, In winter, dangerous road from village shop to golf club – no pavement for much of the way and speeding, boring mid 20<sup>th</sup> Century architecture and housing estates.
- Poor / non - existent broadband!!
- Need an improved mobile reception (Life and death situations), limited bus service (find out who would use it), road maintenance into Thurlestone needs improving and hedgerows to be cut regularly.
- Broadband speeds
- Poor road access, distance to district General hospital, distance to main line railway stations (car sharing scheme for above)
- Broadband speed, mobile signal (essential for medical emergencies out and about), increasing holiday home ratio kill community, bus service frequency, road surface maintenance
- Access / roads
- Number of second homes, broadband speeds.
- Broadband speeds essential to help in business, mobile signal masts are available to blend in with surrounding areas.
- Broadband speeds, mobile signal, parking, no footpath to Sloop, there should be speed restrictions to 20 MPH
- The access roads to Buckland are not good for the amount of through traffic that there is, the Broadband has been terrible for us recently, we have been cut off six times for up to 10 days during the last eight weeks.
- Poor broadband speed & mobile phone signals limit communication.
- Access roads not good, speed limit very much needed. Parking bad around school
- Poor facilities / access for disabled in village.
- Heavy lorries?? damaging roads – weight limit to be imposed.
- Poor mobile signal / broadband, access to hospitals especially if Kingsbridge was to close.
- Broadband speeds, access / roads - make lane one way only between sheep's crossing junction and main road
- Rubbish mobile phone signal and poor broadband speeds, distance to main hospitals but good access to South Hams hospital in Kingsbridge.
- Traffic issues – too much traffic for a small village especially in summer. Poor mobile phone signals
- Slow Broadband, no mobile phone signal, Roads can't cope with existing traffic (Park and Ride for Bantham beach).
- Broadband speeds, speed of traffic down Bantham lane – need sleeping policemen in front of shop.
- Broadband speeds, access / roads, mobile phone signal
- Broadband Speed, parking, access roads
- No fast broadband
- Disadvantages are few! That's why people want to live here.
- Mobile signal / broadband, parking in Bantham
- Broadband speeds, mobile phone signal.

- Miles to Derriford – must keep South Hams hospital open, slow broadband
- Miles from major hospital therefore its essential to keep open the South Hams hospital
- Not having a small village car park – limited to 2-3 hours
- Access / roads
- Lack of car parks, broadband speeds are pathetic, speed of vehicles through the villages.
- Broadband, mobile phone signal, reversing at busy times
- Lack of parking, mobile phone signal, lack of permanent residents, unaffordability of houses for the young
- Broadband, mobile phone, landline, summer traffic.
- Access roads (make the two access roads into one way system), broadband speed.
- Difficulty in addressing change and new methods, people volunteering in the community
- No mobile signal at my house (Winsor road?), slow broadband, Increased parking will only worsen traffic problems, Access roads will not be able to cope with much more traffic - ? widening, poor road surface maintenance.
- Pedestrians and cyclists forced into bushes on Buckland to Bantham road. Clearing roads back to the walls would add a meter + to the width, Current roads barely coping, Too many vehicles speeding on roads - suggest 20 MPH. Restrict heavy vehicles. Definitely no coaches.
- Steep hill through village, access roads need passing places improved but NO widening of roads please – keep out coaches, better parking & broadband.
- Broadband speeds, distance to main hospital
- Lack of transport especially for the elderly or people with disabilities, broadband speed, mobile phone signal, poor transport links for longer journeys
- Goes to sleep in winter – too many rarely occupied second homes
- Speed of traffic – need speed bumps in specified places
- Need Broadband in Bantham, residents parking, impossibility of phone lines at peak times due to permanent ‘retained’ Open reach vans patching up existing service – REPLACE ! !
- Broadband, Buckland to Bantham road is dangerous for walkers and cyclists, need pedestrian / cycle path, vehicle speeds need 20 MPH
- No mobile reception, parking. X 2
- Mobile phone signal, Broadband speeds, Lack of medical facilities
- Distance from hospital, lack of medical facilities at the weekend, Village street often cluttered when the parish car park is unused
- Difficult access, Difficult communications
- The school, speed limits should be monitored
- Broadband signal is very poor not only for young keen sportsmen like me who want to watch sport in peace without crackles and pops, constantly, and also for the mature generation who may want a peaceful Sunday afternoon moment of telly not being disturbed by a constant bombardment of poor signal

- Roads difficult, Cycling virtually impossible even though from Grost? Park to West Alvington there is nowhere very steep. Access by public transport difficult; Transport doesn't link well to rail, air and long distance bus.
- Broadband speed; Mobile phone service; age profile increasing.
- Broadband speed and mobile phone signal must be improved
- Broadband hinders working opportunities
- Broadband speed; Parking.
- Better Broadband signal & a better service from BT in general.
- Slow Broadband speeds; Poor mobile phone signal.
- Distance from hospital particularly in emergency situations; Driving in and out of the village has become much more fraught and unpleasant over the 30 years we have lived here.
- Broadband speeds
- More and better Broadband and Mobile signals (Already on their way)
- Broadband speed
- Large lorries + school run traffic; Broadband slow- no Mobile signal; If you have a heart attack! Ambulance takes a long time to get here
- I love, as a young man growing up, the Community spirit around Island View and our parish would only benefit from having more of that spread around the whole village as one – not little segments individually
- Broadband speed; Mobile phone; Street parking in Thurlestone – no access for fire and ambulance; I like the narrow lanes and would hate to see any road widening or one way system
- Broadband speeds; Mobile phone signal
- Broadband speeds or lack thereof; Road access.
- Mobile phone signal needs improving; Restriction on size of large (builders) vehicles damaging banks and roads; Speed restriction? Ramps?

### **Question 3: What are the most important issues in developing new housing in the parish?**

Number of Post-its: **89**

**Overall:** Great demand for more affordable housing to redress the age profile, a better availability of houses in all price ranges and to rent, including assisted living for the older generation. Considerable feeling against any increase in the number of second homes. Comments on policy in general including location, replacement buildings and design. Several comments about the way the District Council handles planning applications and also about any future plans on the Bantham Estate.

**Conclusion:** housing needs survey essential and second homes will be a major issue for the NP.

#### **Affordability, including affordable housing and demographic issues:**

Affordable housing (7)

It is vital that there are sufficient houses for people earning an average wage both to buy and to let.

Houses to rent rather than buy

Affordable rental property (not holiday)

Need affordable homes and homes to rent

If we want young families then affordable/rented accommodation is essential to integrate young families into the community

Affordable housing for young permanent families. Covenant to prevent sale to outsiders. The most important issue of all.

The big issue is to maintain a balance. More affordable housing presumably required. How to prevent selling on to *[sic]* local residents?

More homes to rent (2)

New build houses should be aimed at full time residents rather than holiday. They should therefore be of a type affordable by middle and lower income families. Larger houses should subsidise affordable homes.

New housing affordable for people rich enough to have 2 cars (for a family) to get to work, children to school. We do need more young families.

More affordable housing that will allow local people to stay within the community.

There is a need for more affordable housing/rental.

We must have more affordable housing. We need young people.

What would be considered affordable prices?

More affordable housing. There is a need to balance out the age groups, which at the moment are dominated by retirement and second homes.

Need affordable homes to attract young families.

More affordable to support local working people.

Affordable housing: houses to rent. New houses: architecture should be in modest, traditional style.

Affordable family homes for local people.

Housing in £350k to £500k to attract younger demographic to village *[ed: is this affordable?]*

Any housing needs to accommodate the average earnings of people living in the parish to be actually affordable and to be offered to the local residents first.

Affordable housing. Houses to rent rather than to buy or better still, part rent/part buy *[ed: shared equity model]*.

Most important: Affordable houses that are occupied more throughout year helps community to thrive.

It is important to have some well designed starter homes for local people only. More homes should be limited for local people only.

Attract young families by providing more access and broadband. Housing must be affordable - ? rent-to-buy schemes

House prices. More rental homes

Need to target young/local people when considering housing development.

Need affordable houses and houses to rent (2)

House prices exclude most young people

Affordable housing for rent on a small scale – Thurlestone infrastructure can't cope with huge developments.

Affordable housing for young people

Encourage young families with more affordable houses

Don't put younger people off buying due to resistance to change. Already seems to be enough affordable housing.

More homes should be limited to local people only

There seem to be more younger families about, which is a delight, and this appears to be happening organically. I would rather not have a scheme for this sort of thing when it seems to be slowly working itself out!

### **Against Second Homes**

Second homes

No more second homes

Fewer second homes (2)

Second homes kept in check.

Limit 2<sup>nd</sup> homes

No more second homes. There are enough (2)

Anything that would encourage full time residents over second home owners

The unnecessary number of second homes

Second homes – an abomination. House prices forced up, growth stunted.

Nowhere for local people to afford to live.

Second homes major problem – neglected gardens – some restriction essential.

Less second homes (2)

Require less second homes

Discourage second homes

Sensitive, balanced development. Too many second homes and over-sized new building will destroy our community. A majority of visiting homeowners will spoil things.

Any new housing should be for permanent residents only. No more second homes.

Against approval of more expensive second homes or absentee owners particularly plans by owner of Bantham Estate/Thurlestone

Charge 200% rates for second homes

It would be nice to think that any new housing would be for permanent residents.

No new houses larger than 3 beds (to discourage yuppie second homes)

Problems with second homes

Where are the planners? Nearly all second homes

Any housing that is built will have a proportion which will end up as second homes/holiday lets, we have far too much of that type of housing!

**In support of second homes:**

Second homes bring work to all the tradesmen around here – why are all the vans ‘buzzing around’ here?. Many of the locals do not have the disposable income to sustain progress – this is not their fault

Second homes bring in a lot of work to the local area so still need them, especially when they utilise local trade and businesses, property management companies.

Housing too expensive! We have to have a sustainable parish, enable youngsters to live/buy here.

**Supported living:**

Something akin to an Abbeyfield home would be good (2)

Assisted living accommodation would be very good.

Assisted living accommodation in the parish would be useful

Assisted living housing development

Consider assisted living accommodation

The parish is a retirement area – face the fact! Therefore, build bungalows and sheltered housing, not executive housing e.g. Mead phase 2, not £2m houses for the very rich.

Most people retire here so we need more suitable housing for the elderly i.e. warden controlled housing or bungalows at affordable prices or to rent.

Suitable property for elderly/disabled to rent, freeing up larger homes for families.

Bungalows for elderly residents to downsize and release larger homes for families.

People to be sustained in their own homes and roles in community filled.

Assisted living adaptations

**Bantham and West Buckland specific:**

Difficult building in West Buckland and Bantham because of availability of land, age

profile and lack of transport a problem for the oldies.

Bantham/Buckland too small for new house development. They should be conservation villages.

Bantham and West Buckland would lose their character if they were allowed to expand in a big way.

More homes in West Buckland and Bantham – none over last 10 years plus

More full time residents in Bantham

Bantham and West Buckland development should be restricted to maintain unique character

Potential in Bantham for one way system in through Bantham and out through Buckland?

Gradual evolution of Bantham and West Buckland

**Thurlestone only:**

Thurlestone is more suitable for development as better roads and more facilities – church school

New housing easier to create in Thurlestone – allows easier road access, school etc (a well run shop/post office)

**General planning remarks:**

The wholesale demolition of houses being replaced by overlarge, overbearing properties.

Replacement dwellings (viz. Yarmer Estate). Endless demolition and rebuilding – noise, lorries, unsightly houses. Only motivation is money.

Replacement dwellings – more control to blend in with existing properly

Replacement dwellings usually larger than original.

Replacement dwellings and affordable housing need to be kept in keeping in the special AONB with less glass which reflects a long distance.

Presumption against development – AONB – stronger rules than green belt.

Development should be on brownfield sites.

Infrastructure improvements before development

Spread of housing size and value.

Where there are existing bungalows it should be mandatory that these properties remain bungalows and are not replaced by (or converted to) two storey dwellings. The reason for this is that if the current trend continues (mostly involving planning applications made by second home owners) there will be fewer and fewer homes for the elderly.

New builds/extensions to be more in keeping with character of village.

If there is any future development it should be spread across all 3 villages.

Construction traffic should be made to follow the bus route

Any development should take account of the road capacity

The current single track road (with passing places) connecting Thurlestone with the outside world it is essential that a 'pro rata' contribution be made towards road widening whenever approval is granted for any additional homes.

Ensure new developments do not impede an existing house. Find building site away from views of existing dwellings.

There have always been areas where housing can be placed, which are least injurious to the local surroundings and ambience. Cognisance should be taken of this.

Building only houses not having an impact on existing houses.  
 New housing should have architectural merit – good contemporary or vernacular architecture  
 Replacement dwellings where possible  
 Limited infilling  
 No conversion of modest affordable homes to palaces - we need explicit planning policy on this  
 Be careful not to develop outside the boundary  
 New housing should be kept within the existing development areas.  
 Houses that are sympathetic to the AONB and conservation area  
 Infrastructure, sewage, roads, change to nature of community  
 No mobile phone mast  
 Now that we are in the digital age a new mast is needed to serve Thurlestone. To argue that such a mast is a health hazard is ridiculous.  
 Age profile  
 Anticipating the future not only for the old but for the young – it's their future!  
 Future housing should take in to account all age groups and price ranges.  
 Try to maintain balance between young and old people  
 Show demographic need for housing allocation  
 Mixed age community, equally spread throughout the parish, mixed house size/ prices  
 Energy, sustainable homes  
 Open to change and improvement, but not overdevelopment on land currently farmed.  
 Better balance between villages  
 How many houses are being suggested? Both in Thurlestone, Bantham, Buckland?  
 Small balanced development – focus on permanent residents  
 No ribbon development Thurlestone/Bantham, Buckland/Bantham  
 Badly managed so far, let's hope for big improvement in future  
 I would like to register our objections to any more development in the village.  
 The traffic during the spring, summer & early autumn has increased a great deal causing a great deal of congestion. We are a considerable distance from a main road and our infrastructure cannot support more development.

#### **Criticism of Local Planning Authority etc:**

Totnes Planning do not listen to people. Do not uphold agreed plans  
 Major change of use applications – hotels, bars, restaurants – to be pre approved in public or given more time for review.  
 SHDC will ignore any attempt to influence planning decisions – we just have to accept their decisions – no 'localism'.  
Very concerned – the planning dept in Totnes continues to

- Override recommendations from the PCC
- Disregards the numerous complaints against new build etc
- Do not uphold the agreed plans

SHDC needs to listen to the parish council

Anonymous objections to the Bantham Estate's applications (if requested)

need to protect tenants'/mooring leases

Any development should be shared equally and not just for wealthy estates.

Village should be kept as a village, not as a playground for the rich.

Any opposition to planning applications put in by the buyers of the Bantham by residents of this estate should be secret.

As far as Bantham & Buckland is concerned we are saddened at the changes being wrought by Bantham Estate. So much for "I won't change anything". To

have organised shooting with the mess, noise and essential change to the

character of a place I have known for over sixty years is heart breaking. I

really don't think people have any idea how this will change the character of the place.

## Question 4: Should there be more employment opportunities?

Number of Post-its: **43**

**Overall:** Importance of better communications, both broadband and mobile phone, as well as limitations of road infrastructure. Several would welcome small scale craft workshops in both Bantham and Thurlestone – the garage site was mentioned there, but also to keep the garage open. One mention of a boatbuilding workshop, and several would like to see more jobs in tourism. Expansion of entrepreneurial home working seen as a good option.

### **Affirmative - General**

Yes! (2)

Yes – this would enable people to work and live locally. This would need to be across a variety of opportunities.

Yes but should concentrate on the current businesses in the area – not to oversaturate what is already here – more of what we have better!

Yes where sustainable and appropriate

Local businesses need more freedom to make changes in order to create more employment and better facilities for visitors

Yes! Think about the fundamentals of economic stability and growth: land, labour, entrepreneurial spirit. Jobs are the only way to sustainable prosperity.

### **Small workshops/employment units/keep garage:**

Yes, small rural crafts development in Bantham by the Ham Gate in the daffodil field

Small-scale industry such as boat building would benefit community and make it a year round village, vibrant in the winter as well as summer. Such industry could be situated in old farm buildings.

Well designed small workshops, e.g. crafts etc.

Artisan development – studios in barns etc

A centre for arts/crafts workshops. We have home workers. Second homes, gardens etc

Yes – small developments of rural craft units.

Yes – small industry

Yes – there should be more employment opportunities, but what and how I do not know – cottage industries to be encouraged? (2)

Need development to encourage small industrial/leisure/tourism industries

Employment opportunities could arise from the increase of home-based entrepreneurial activity.

It would be great – Churchstow business park or equivalent. Apart from this, all shop or hospitality so low paid compared to the cost of housing.

Encouraging of small business through small industrial park e.g. Churchstow Current garage [Thurlestone], if site becomes vacant, to be retained as work facility or craft centre, not to be sold for housing

That would be healthy but a business park should be up the top of the village on flat land. We need to keep the garage.  
Keep garage and encourage apprentice schemes.  
Facilities for working from home. (2)  
From home so traffic isn't made worse.  
Impossible to 'create' employment. Home based self-employment likely to grow.

### **Improve communications**

For new employment we need better broadband, functioning telephones and mobile phone coverage. (2)  
Yes – but need existing businesses – broadband very important  
Yes – but focus on broadband for home/small business opportunities  
Yes – working from home – internet  
Employment comes from people who are entrepreneurial – how do we attract such people to the parish, better broadband etc etc  
Priority should be given to improving communications so as to encourage entrepreneurial interest. Phone, broadband and mobile phone.  
Ideally, yes. Maybe a small complex for businesses/individuals to work from.  
Telephone and broadband connections would have to be improved.  
More opportunities with better communications and transport services  
Restrictions of road access etc  
More opportunities would come with better communications and transport services.  
Control of building and better road access  
Widen the passing places coming in and out of the village

### **Tourism**

Only in tourism, but how do you expand tourism without spoiling the village?  
Tourism opportunities to be developed  
Reason people holiday in this area is because they like the beauty and peace.  
This would be destroyed if tourism increased.  
Need more bed and breakfast facilities. No restrictions on siting of vegetable gardens, fruit trees, etc.

### **Other opportunities**

Employment opportunities would arise from café/coffee shop and from the increase of home based entrepreneurial activity.  
Part-time litter cleaners and beach cleaners  
Link a restaurant (such as the Crab Shed in Salcombe) with the golf club creating employment opportunities  
On the job higher quality training opportunities in retail, sport, personal/elderly care linked to college qualifications.  
Crop farming – develop river, dredge river [*Bantham/Avon*]

### **Negative**

Difficult to see how this could best be achieved

Yes, but it has always been very difficult

No, better to be in Kingsbridge area which has infrastructure and access.

Not necessarily, need access to Kingsbridge/Plymouth and broadband

Not possible in my view

No, other than home working

Difficult to create employment opportunities in the parish. What infrastructure exists? Can we do more with tourism?

Very difficult as we are an ageing community – encouraging young people to stay is difficult as the price of houses is out of their range.

Not really, most people have retired here!

## **Question 5: Would you like to see new facilities in the parish?**

Number of post-its: **68**

The responses are listed under the headings provided by the Prompts.

One difficulty in analysing the responses to this question was that people very properly in their responses dealt with several topics so that for instance they might respond on two or three or more of the prompts topics.

The second difficulty was to decide for the purpose of analysis whether or not people were saying something different or the same thing in different words. Where the same thing was said in pretty well identical terms they have been added up and the total put in a light print bracket.

There were two wrongly posted responses.

### **New Shops (5)**

No more shops (2)

Very important to keep the local shop/post office.

Farm shops?

We are lucky to have on viable shop. Encouraging competition would be a mistake.

### **New Restaurants/cafes (7)**

Restaurants and cafes for summer use.

Cafe (4)

A coffee shop.

Tea room.

### **More Parking (12)**

More Parking (4)

More parking would be good as parents collecting their children park all over the place.

Public car park ie not in PH carpark.

A small car park restricted to 2 – 3 hours.

A park and ride scheme perhaps.

More suitable parking away from main street.

More free parking is essential to the local businesses.

Better parking especially for residents in Bantham should be available.

### **Community leisure facilities (12)**

Facilities for children and young people eg play park and youth club.

Childrens' play ground (2)

Public open space/recreation area.

Better sports facilities for the young.

Small play ground for younger children to promote younger families.

Better facilities for children.

Outdoor bowls would be good.

Play area and youth club facilities.

Childrens' play ground. Have you seen the one in Aveton Gifford?

Leisure facilities are already first class.  
Reduced charges for residents using existing facilities.

### **Community toilets (18)**

Toilets should remain open throughout the year. (7)  
Perhaps a loo in the village shop?  
Public toilets (7)  
Keep community toilets.  
Public toilet near village centre.  
Toilet at upper end of village might be appropriate.

### **Better public transport. (36)**

Public transport for the elderly.  
Better public transport or coordinated private transport (could offer sharing for schools/ hospitals etc)  
Desperate need for better public transport.  
Community mini bus run by volunteers (2)  
A Community bus would be wonderful for those without cars or a well organised lift scheme.  
A ring and ride bus service.  
It would be good to improve public transport but is this financially viable?  
Certainly there should be better public transport but this then exacerbates the dismal state of the 2 main access roads.  
? smaller public transport made available suitable for the elderly and semi disabled rather than having large empty/half full buses.  
Better public transport (19)  
Transport- Banthan Park and Ride Going through Buckland and Thurlestone.  
Improve public transport to allow longer shopping in Kingsbridge.  
Afternoon bus.  
Better bus service-perhaps a volunteer bus bought by parish driven by volunteers.  
Keep local bus or have a community bus that covers just our three villages.  
Better public transport but the local community would have to use it to make it worthwhile.  
A village minibus to transport villagers for a small charge.

### **Other (31)**

Effort should be made to preserve existing facilities e.g shop/pub/hall/toilets.  
Beware diluting the existing by adding new.  
A car sharing scheme? (4)  
20 mph speed limit (2).  
Speed bumps outside pub.  
Speed bumps  
(Better public transport) Our other present facilities are excellent  
More dog waste bins i.e. in Ilbert road by path to beach over golf club also replaced near golf club.  
Tourism is a priority but difficult to control in an AONB  
Cycle path from Court Park to main road to Salcombe.

More dog litter bins and warden to enforce their use.  
New facilities not needed.  
Footpath all the way to the beach through the Mead Estate.  
Tourism is the lifeblood. All proposals that create businesses/jobs in this area should be encouraged. Bantham has great potential for increase in tourist offer. It is possible without compromising its character.  
Create a slightly off shore marina.  
No! (*more facilities?*) Restrict the number of cars per household and big lorries.  
More outdoor year round activities.  
Provide a hide for birdwatchers on the Mead.  
Canoe rental on the Avon.  
Better access to beaches in particular Butter Beach which is a rock climb at present.  
An illustrated map to be kept in the village shop showing a circular footpath around the village highlighting what to look out for.  
Narrow roads particularly around Bantham Summer traffic is too congested already, Not more but certainly not less.  
Allow more controlled leisure pop up facilities in the high season.  
Summer traffic control eg one way system to avoid traffic jams.  
Lower average age.  
Council tax on second homes should be at least 50% higher than the basic.  
Not just new facilities, but kept in good condition: such as the wonderful cricket nets at Thurlestone Primary School which are fantastic and bring people to the village. So more facilities to benefit all types of visitor.

## **Question 6: Should preservation of the historic and natural environment take priority over all other issues?**

Number of post-its: **50**

- 12 responses just said 'yes' without further comment.
- 7 responses saying 'yes' but with extra emphasis and without qualification.
- 14 responses emphasising the need to preserve and protect the area. 3 of these responses mentioned the coastline in particular.
- 3 responses saying 'yes' because 'that is why people come here.'
- 10 responses saying 'yes' but recognising the need for some building to take place. 2 of these responses mentioned wind and solar farms and mobile phone masts – not to rule them out, but to say that they need to be thought about carefully.
- 5 responses saying 'no' but adding that there is a need to strike a balance.

### **Responses:**

Yes (12)

Yes. Very important!

Yes v. important

Yes 100%

Yes, they should.

Without a doubt. Yes, Yes, Yes!

Most definitely.

Preservation of historic/natural environment should take priority.

Not priority but due consideration. Homes for local people – not to be sold to overseas buyers.

Preservation essential – otherwise village will be changed forever.

The parish is fortunate in having a wonderful natural environment. This should take priority.

Yes it should be preserved. It is exactly why it is so loved by many.

We should strive to maintain the natural environment at all costs.

Preservation – natural environment be protected.

Yes. Maintain area of natural beauty.

Historic – no. Natural – some control as we live in a AONB.

Preservation of natural environment should certainly have equal standing with other issues.

Yes definitely. This should be the starting point of all consideration.

Yes – don't kill the golden goose but telephone box communal activities are very precious. Also church, village.

Historic –not necessarily. Natural – absolutely.

The natural environment and particularly the coastline should be protected at all costs.

Yes, as much as possible. Coastline should be protected

Coastline and beaches need to be protected and looked after. Temporary railings and eroding bank along golf course beach a disgrace and will threaten road from South Milton. Many parts of the coastal path very near cliff edge and muddy in winter. Beaches are what makes Thurlestone.

Yes. This is why I moved here and also why the majority of holidaymakers/tourists visit.

Yes. This is why most people come here.

Should be a high priority for living – and tourists. “It’s a reason people come here in the first place.”

Although building and change will happen, we must have at least one eye on the beauty of our environment.

Important to be taken into careful and full consideration in all development but not overriding.

Preservation of the environment is important but should be kept in balance to other needs/issues. Some development/progress will be needed and accepted.

Keep farming and country ways a priority. Preserve any historic buildings and any building to blend in with surrounding area, not to stick out like a sore thumb or on skylines.

Yes, but ensure people not suffering from exclusion or isolation.

This parish is no different to any other where similar designations are in force.

Change is entirely possible within a framework of CONSERVATION. Intelligent management of process.

Yes - but it should be possible for buildings/facilities etc to exist in harmony with the environment.

Depends on the issues eg mobile phone mast could be OK.

Yes, as an AONB we need to keep the area as beautiful as it is with housing fitting into that beauty – not wood and glass blocks.

Preservation should take priority. Wind farms, solar should be used carefully, vehicular access issues are a must.

No. We don’t want to live in a museum.

No - BUT it takes sensitivity to attract new residents who will add to and enhance the historic and beautiful environment. It can be done!

Not always. It must be a balance.

Not over all other issues but it should be given the highest consideration unless there are really important issues.

## **Question 7: 3 Wishes – what 3 things would you like to see happen over the next 20 years in the Parish?**

Number of post-its: **62**

The main themes that emerged were:

- Protect coastline and preserve natural environment (18)
- Some development, but the character of the area to be retained (17)
- Better mix of housing - affordable housing for local people and young families (13) and fewer/no more second homes (11)
- Improved roads and traffic management (14)
- Improved broadband, telephone and mobile coverage (11)
- More amenities (7)
- More employment opportunities, particularly for young people (5)

### **HOUSING (33)**

- More affordable housing
- Affordable housing only to be considered
- Affordable housing with Devon covenant
- Allow affordable housing to help local people stay in the area
- A better balance between retirement housing, affordable housing and second homes
- Greater age mix which needs affordable housing
- Housing to reflect full age range
- Affordable housing - encourage young families = community inc tying clauses
- Young families in affordable homes
- Limited number of cheaper housing to encourage young families
- More starter homes at affordable prices!! We do not want the rest of Thurlestone to be developed like Yarmer i.e. prohibitively expensive houses for second home owners
- Less consideration of building for the wealthy, more consideration for the local community
- A tax on all second homes to build a fund to buy (by the Parish) houses in central positions to be sold at discounted price to local dwellers, the price discount to be maintained on resale
- Houses with full-time residents
- More permanent residents in Bantham
- No more second homes
- Fewer empty second homes
- Fewer second homes
- Less second homes and more fully occupied houses to increase resident community spirit
- More permanent residents compared to visitors

- Good energy efficient homes with priority for local people and not saleable to O/S buyers in the future
- Not to be turned into another Salcombe
- More families living here
- Integrate families – clear up ‘second home’ question
- Upkeep current properties rather than let decay
- Minimal housebuilding i.e. 20-50 houses
- Assisted living housing to be incorporated in any housing development
- New housing kept to a minimum
- Adherence to existing footprint or building line
- Improve quality of architecture of houses
- Get rid of pebbledash
- Sympathetic view to new building style applications
- The trend for existing older properties to be replaced by harsh concrete structures of very rigid shape is to be deplored

## **TRANSPORT (22)**

- Major investment in the roads
- Road system improved
- Improved traffic access (how?)
- Modest road widening scheme on main access roads to the Parish
- One-way system for cars and lorries
- Improve road network creating one way system into Thurlestone
- Speed control measures on road up from Leas Foot beach
- Better traffic management
- 20mph speed limit and 3 humps
- HGV lorries restricted on roads
- Better transport links
- Public transport to be maintained or have a community bus
- How about a community mini-bus service. It would probably need local people to train to drive mini-bus
- Car sharing scheme
- Parking
- More parking
- A main village street free of parked cars
- Cycle paths to West Alvington
- Less signage
- Move the village sign further into village by the wall – at the moment it obstructs the view of traffic coming up the hill, when coming out of The Mead
- Council adoption of the Mead roads
- Adoption of The Mead estate by DCC

## **ENVIRONMENT (18)**

- Protect the AONB
- Protection of AONB
- Prevention of further erosion to beaches
- Erosion of cliffs attended to
- Retention of the coastline
- Plan to protect coastline from erosion
- Protection of the coastline from further erosion
- Coastal paths affected by storms restored in a satisfactory way
- Protect beaches and coastal path
- Total protection of coastal walks – Council to compulsory purchase to preserve
- Keep footpaths. We have already lost a chunk.
- This is such a lovely village – please try and keep the beauty and the peace
- Preserve natural environment
- Conservation
- Clean up plastics from shoreline
- Dredge Bantham River – it's silting up
- Preservation of wildlife (especially birds of prey)
- Preservation of natural environment including access to all areas where appropriate

## **DEVELOPMENT (17)**

- Workable balance between growth and preservation
- Building held to say 10% increase per year
- Think about how England evolved pre-1947 Town and Country Planning Act. Evolution to meet change. That's what makes the historic environment we love, so mechanisms to allow managed change to keep up with demographic and other changes. Non-prescriptive.
- Any development should be gradual to enable the essentially attractive character to be retained
- Minimum of incompatible development
- Maintain tranquillity and charm
- Limit the development
- Keep the village format
- Not excessive building to spoil 'village feel'
- Preservation of what we have today as far as possible
- Difficult to say 3 things I would like to happen – except I hope my children and grandchildren can enjoy the area as much as I have and not have it too spoilt
- No change for change's sake – preservation of what we have
- Sensible planning, including commercial, and sensible green
- I would not like to see concrete development or high rise building
- More consideration in planning matters by SHDC

- Ensure development does not impede on existing dwellings
- Over-development would be fatal

### **COMMUNITY (12)**

- Lower age demographic
- Interesting that nearly 100% of the attendance were older/retirement people – How do we involve the younger element?
- Better balance of ages
- A wider age range of residents
- Wider mix of community
- Greater community mix
- More mixing, stop the dividing them and us
- Better mix of class
- A much higher percentage of local children in our village school
- More desirable postcode and better community
- Encourage new voices on Parish Council
- A better production of the Village Voice

### **COMMUNICATIONS (11)**

- No mobile phone mast
- Improved electronic communication
- Better broadband and mobile signal
- Improved communications without phone mast
- Broadband, telephone and mobile coverage suitable for the 21<sup>st</sup> Century
- A much-improved broadband speed
- Better broadband
- Better mobile signal
- The best communication – phone and broadband
- Better communications – broadband, mobile and telephone
- I would like to see blanket mobile phone signal availability

### **AMENITIES (10)**

- Community spirit to be preserved/enhanced – tennis and golf for children, Sailing Club, Surf Club
- Yoga/pilates studio with coastal views and exhibition centre for local artists
- A jetty built at Leas Foot beach to attract visiting and local boats
- Increase in tourist-based activities
- Busier in the winter
- Keep existing facilities in the village
- Bowling green and croquet
- Support ageing population
- Move school out of village
- Keep South Hams hospital open

### **EMPLOYMENT (5)**

- Encourage a variety of employment opportunities to encourage young people to stay in the area
- More working from home
- Encourage low-key employment
- More jobs
- More opportunities for employment of young people

### **ENERGY (3)**

- Big 'No' to large wind turbines and ground solar panels in this AONB
- No wind farms either on land or at sea
- No large wind turbines – they kill birds

# APPENDIX B:

HOUSING NEEDS SURVEY  
25 March – 24 April 2016

# Thurlestone Parish Neighbourhood Plan



## Housing Needs Survey

**Ballot box inside  
for your completed forms**

**Closing date  
Sunday 24 April 2016**

# Housing Needs Survey

## Thurlestone Parish 2016

Dear Resident

South Hams District Council is working with Parish Councils and Neighbourhood Planning groups to identify the housing requirements of local people and would be grateful for your help. This is particularly important as your Parish is preparing a Neighbourhood Plan and the information obtained forms part of the evidence that is required for the plan.

Households in Thurlestone Parish are being asked to answer a few questions to provide up to date information about local housing requirements. This information will help us to identify whether there is a need to plan for new housing. It will also tell us the amount and type of housing which may be required.



The survey will only take around 10 minutes to complete and we would really appreciate you taking the time to respond. All the information provided will be held securely by the Council and will not be passed on to any third parties or marketing organisations. Names and addresses will be removed from any data that is shared with the Neighbourhood Plan Steering Group.

The survey is available online at <https://www.surveymonkey.co.uk/r/Thurlestone1>. If you are able to complete the survey online this would be appreciated. However, we are also now enclosing a paper copy to complete, so please choose whichever option is the most convenient for you. Additional paper copies can be obtained by calling South Hams District Council on 01822 813722.

We understand that there may be more than one possible household living in one property for a number of reasons (e.g. a couple living with parents but wanting their own first home), so please complete one survey per household. If you have resident children who may be looking to move out within the next 10 years, please ensure that they are included in the information that you provide. Paper copies can be returned to us by using the enclosed pre-paid envelope or by placing them in a secure ballot box at either the Thurlestone or Bantham village shop. **The closing date for the survey is Sunday 24th April 2016.**

If you are aware of anyone who has moved away from the Parish but would like to return, we would also like to hear from them. They can access this survey using the link above.

Once the results have been collated, a report will be sent to the Neighbourhood Plan Steering Group for comments and can then be uploaded to the Parish website.

If you have any questions regarding this survey, please do not hesitate to contact us either by telephone or via email [affordablehousing@swdevon.gov.uk](mailto:affordablehousing@swdevon.gov.uk).

Once again, thank you for taking the time to complete this survey.

South Hams District Council



# Thurlestone Parish Housing Needs Survey 2016

Prepared by South Hams District Council  
on behalf of Thurlestone Parish  
Neighbourhood Plan Steering Group



**This survey should take no longer than 10 minutes to complete, the results of which will assist with the preparation of the Thurlestone Parish Neighbourhood Plan.**

**This survey will be for the sole use of South Hams District Council. The results will be shared with the Neighbourhood Plan Steering Group, but all names and addresses will be removed from any report or data which is shared with them to ensure confidentiality and compliance with Data Protection.**

1. What is your postcode?

2. What is your local connection to the Parish?

- Live in the Parish
- Work in the Parish
- Immediate family living in the Parish
- Second home owner
- Other (please specify)

3. Please tell us about your current property:

- Bungalow
- House
- Flat
- Mobile Home
- Other (please specify)

4. Please specify whether this property is:

- Privately owned
- Privately rented
- Shared ownership (part rent/part buy)
- Tied accommodation (provided by your employer)
- Rented from a Housing Association
- Living with relatives
- Other (please specify)

5. Is this property adapted for a disability?

- Yes
- No
- If yes please give details.

6. How many bedrooms does this property have?

- 1
- 2
- 3
- 4
- More than 4

7. How many of the following age groups live in your household?

	1	2	3	4	5
0-14	<input type="radio"/>				
15-18	<input type="radio"/>				
19-54	<input type="radio"/>				
55-65	<input type="radio"/>				
65+	<input type="radio"/>				

8. Do you consider that you or anyone within your household may need to move within the next 5 years?

- Yes
- No
- Maybe
- If yes or maybe, Please give your reasons

9. Is your housing requirement or need likely to change within the next 10 years?

- Yes
- No
- Maybe
- If yes or maybe, please give your reasons.

10. If you consider that you may need to move, what type of property would you like to move to?

- Bungalow
- House
- Flat
- Sheltered accommodation
- Assisted living
- Other (please specify)

11. How many bedrooms would you need?

- 1
- 2
- 3
- 4 or more

12. Would the property you would you like to move to be:

- Privately owned
- Privately rented
- Shared ownership (part buy/part rent)
- Rented from a Housing Association
- Discount market sale eg starter home
- Self build/Self finish
- Sheltered housing
- Assisted living
- Other (please specify)

**13. If you rent your current property, please tell us how much rent you pay per month? This helps us assess your eligibility for affordable housing.**

- up to £350
- £351 - £450 pcm
- £451 - £650 pcm
- £651 - £800 pcm
- £801+

14. Are you registered with Devon Home Choice (the housing register)?

- Yes
- No
- Intend to register
- If you are registered, please provide your registration number if you have it.

15. Are you registered with Help to Buy South West (e.g. shared ownership/discount market register)?

- Yes
- No
- Intend to register
- If you are registered, please provide your registration number if you have it.

16. If you wish to purchase a property, either on the open market or through an affordable home ownership scheme, how much realistically do you think you could afford?

17. Please give details of your household income before deductions? This will help us to make an assessment of the type of property you are able to afford.

- £0 - £10,000
- £10,001 - £20,000
- £20,001 - £30,000
- £30,001 - £40,000
- £40,001 or more

18. If you consider that anyone in your household may need to move within the next 5 years, please provide details ie type of housing sought, at what price and or rent and the estimated income of those wishing to move. Please provide as much detail as possible.

19. If you have immediate family members who currently live outside of the Parish who wish to live in the Parish, please provide details of the type of housing sought, at what price or rent, and the estimated income of those wishing to live in the Parish. Please provide as much detail as possible, including their relationship to you.

20. Please leave your name and address below. This is not compulsory but would help if we need any further information.

21. The information supplied in this survey is subject to data protection. Names and addresses supplied in this survey will be removed from any data supplied to the Neighbourhood Plan Steering Group and in the final report.

Thank you for taking the time to complete this survey.

# APPENDIX C:

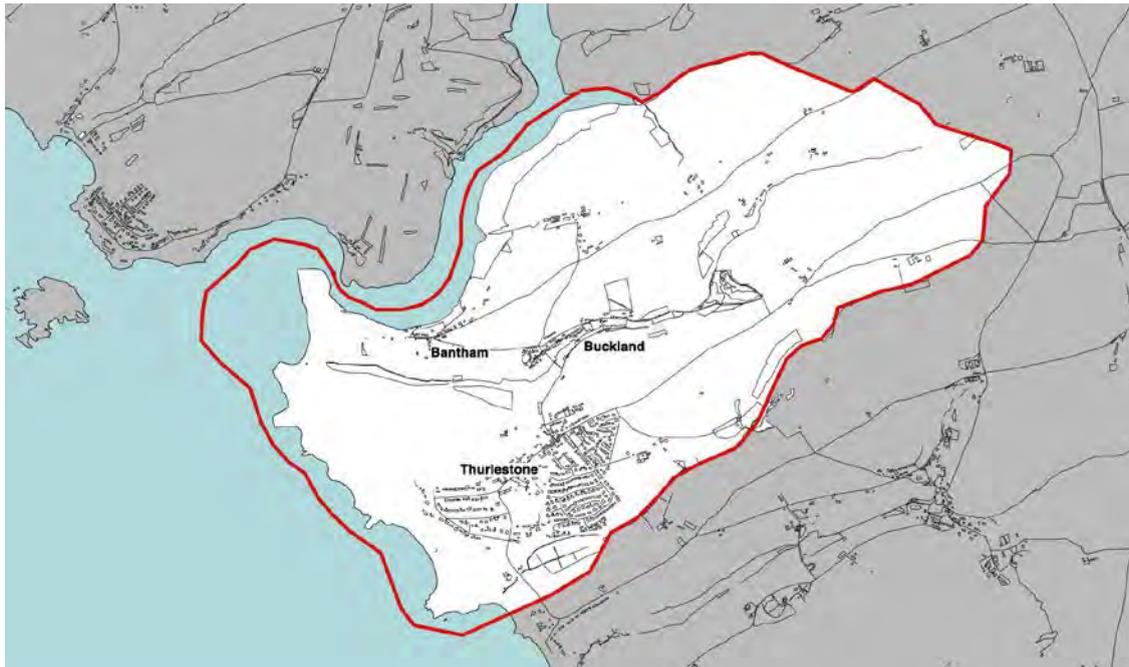
## HOUSING MARKET SURVEY

22 March – 4 April 2016

## Thurlestone Parish Neighbourhood Plan

### Housing Market Survey – Residential Sales

The following information is requested to assist with the preparation of the Neighbourhood Plan for the Parish of Thurlestone. The designated area includes the villages of Thurlestone, Buckland and Bantham and outlying rural areas, as shown on the below map (for illustrative purposes only).



Your responses will form part of the evidence base for the plan and help to guide the future development of the area. We would therefore be grateful if you could complete as much of the survey as possible and return your responses by Monday 4<sup>th</sup> April 2016. Thank you for your time.

Business name:

Name:

Position:

Description of business and market sector:

1. Please provide a brief overview of the state of the South Hams residential sales market compared to the national market over the past 24 months:
  
2. How would you describe the residential sales market within the Parish of Thurlestone compared to the wider South Hams market?:
  
3. What percentage of your clients in the South Hams are looking for residential properties to buy in the Parish?:
  
4. What percentage of your clients looking for residential properties to buy in the Parish already live in the South Hams?:
  
5. What percentage of your clients looking to buy residential properties in the Parish are looking for:
  - i. Primary residences:
  
  - ii. Second homes or holiday homes, mainly for the owner's use:
  
  - iii. Investment properties, mainly for the holiday rental market:
  
  - iv. Other, such as developers, investors or buy-to-let landlords:

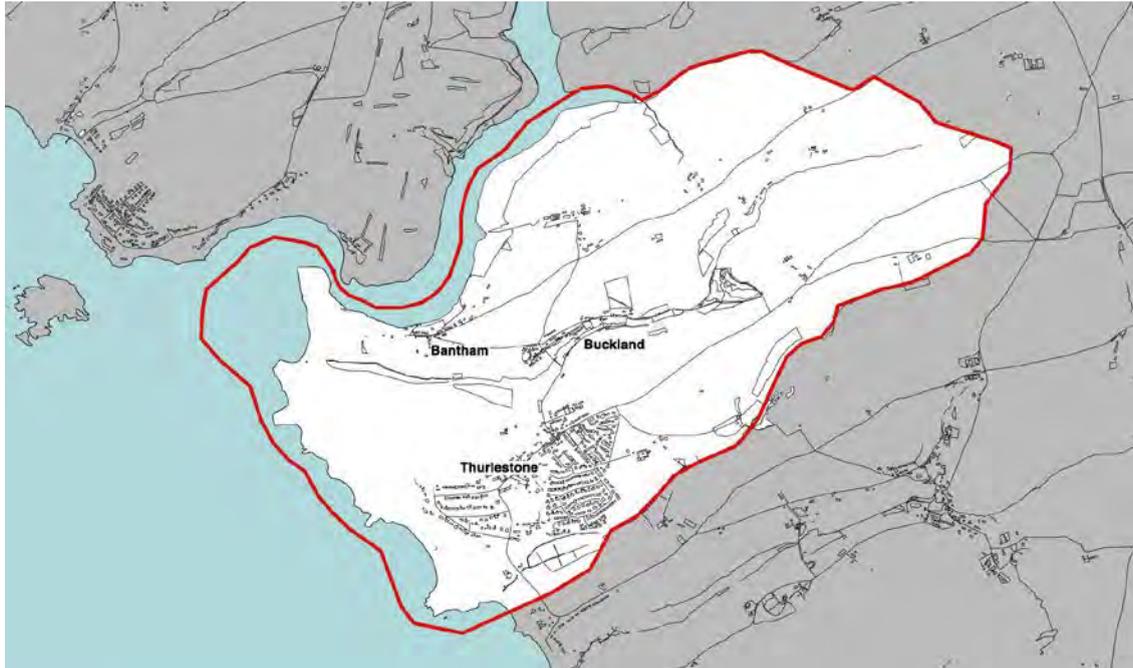
6. Do you have any young families looking to buy all year round properties in the Parish, and in what price range?
  
7. What type of property are your clients typically looking for to buy in the Parish? ie, size, number of rooms, sea view.
  
8. In what price range is the greatest demand to buy property in the Parish?:
  - i. for buyers already living in the South Hams?
  
  - ii. for buyers living outside the South Hams?
  
9. What do clients looking to buy in the Parish give as their main reason for wanting to live in the Parish?
  
10. What do clients looking to buy in the South Hams give as their reasons for not wanting to live in the Parish?
  
11. How often do properties come up for sale in the Parish? *(Please ensure you include the villages of Thurlestone, Bantham, Buckland and outlying rural areas.)*
  
12. Have any of the properties you have sold in the Parish carried a Devon covenant? Is there a demand for those properties?

13. Have any of your clients looking to buy in the Parish expressed an interest in alternative open market options, such as, self-build homes, Community Land Trust schemes etc.
  
14. Do you think that the second home market is saturated or still growing - in the South Hams generally, and in the Parish?

## Thurlestone Parish Neighbourhood Plan

### Housing Market Survey – Residential Lettings

The following information is requested to assist with the preparation of the Neighbourhood Plan for the Parish of Thurlestone. The designated area includes the villages of Thurlestone, Buckland and Bantham and outlying rural areas, as shown on the below map (for illustrative purposes only).



Your responses will form part of the evidence base for the plan and help to guide the future development of the area. We would therefore be grateful if you could complete as much of the survey as possible and return your responses by Monday 4<sup>th</sup> April 2016. Thank you for your time.

Business name:

Name:

Position:

Description of business and market sector:

5. Please provide a brief overview of the state of the South Hams residential lettings market compared to the national market over the past 24 months:
  
6. How would you describe the residential lettings market within the Parish of Thurlestone compared to the wider South Hams market?:
  
7. What percentage of your clients in the South Hams are looking for residential properties to rent in the Parish?:
  
8. What percentage of your clients looking for residential properties to rent in the Parish already live in the South Hams?:
  
5. What percentage of your clients looking to rent residential properties in the Parish are looking for temporary accommodation while they look to buy in the Parish?
  
7. Do you have any young families looking to rent properties in the Parish, and in what rental price range?
  
7. What type of property are your clients typically looking for to rent in the Parish? ie, size, number of rooms, sea view.

8. In what price range is the greatest demand to rent property in the Parish?:
  - iii. for renters already living in the South Hams?
  - iv. for renters living outside the South Hams?
9. What do clients looking to rent in the Parish give as their main reason for wanting to live in the Parish?
10. What do clients looking to rent in the South Hams give as their reasons for not wanting to live in the Parish?
11. How often do properties come up for rent in the Parish? *(Please ensure you include the villages of Thurlestone, Bantham, Buckland and outlying rural areas.)*

# APPENDIX D:

BUSINESS SURVEY  
January - March 2016

**Neighbourhood Plan – Business Survey**

Name of Business \_\_\_\_\_

Are you SELF-EMPLOYED or a BUSINESS OWNER ? (please circle)

Name of Owner \_\_\_\_\_

Address of Business \_\_\_\_\_

\_\_\_\_\_

E-mail  
\_\_\_\_\_

Telephone Number \_\_\_\_\_

Nature of Business \_\_\_\_\_

\_\_\_\_\_

---

Nature of your premises i.e. Land, Barns, Buildings, Offices etc.

---

\_\_\_\_\_

Number of Years established in the area \_\_\_\_\_

Number of Full time employees \_\_\_\_\_

Number of part-time/ casual employees \_\_\_\_\_

Is your business agricultural? YES / NO

Is your business dependent on the tourist trade? YES / NO

Is your business related to the sea/beach/estuary? YES / NO

If not what? \_\_\_\_\_

What months are you busiest? \_\_\_\_\_

How would you rate your internet speed POOR / SATISFACTORY / GOOD

Have you had to install a satellite dish for internet use? YES/NO

Do your business premises have Mobile phone reception? YES / NO

If no, does the lack of signal significantly impact on your business? YES / NO

Do customers visit your premises? YES /NO

If yes, is there adequate parking nearby? \_\_\_\_\_

Do you have to store any stock/ equipment? \_\_\_\_\_

If yes, is this on the same site as your business or do you rent space elsewhere?

---

Do customers / couriers have difficulty finding your business address?

YES / NO

Do customers/ couriers have difficulty accessing your business by road?

YES /NO

Do you have plans to expand your business in the near future? YES /NO

If more buildings were made available in the locality in the next 5 years i.e. renovated barns/refurbished farm buildings, would you be interested in buying or hiring space?

YES / NO / MAYBE

If yes, please circle preference BUY / HIRE

If yes, what type of facilities would you ideally be after? \_\_\_\_\_

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---

Would your business benefit from better road signage? YES / NO / NA

Do you advertise your business locally? YES / NO

If so, where? \_\_\_\_\_

---

Would you be interested in being part of a 'Parish Business Forum' or benefit from access to a Parish Business Centre?

YES / NO

What are your biggest issues / difficulties or concerns running a business in this locality?

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What would you like to see happen to benefit your business in the near future?

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MANY THANKS FOR THE TIME TAKEN TO ANSWER THIS SURVEY.

# APPENDIX E:

## WELLBEING INVENTORY December 2015 – May 2016

<b>Thurlestone Neighbourhood Plan Well Being Working Group Inventory</b>			
	LOCATION*	DESCRIPTION	SOURCE
Aune Conservation Association (ACA)	Ba	<p>ACA was formed some 30 years ago. In June 2007, the Association was recognised as an environmental conservation charity, having revised the constitution at the 2007 AGM. It has the following objectives:-</p> <ul style="list-style-type: none"> <li>•”to promote for the benefit of the public the conservation, protection and improvement of the physical and natural environment of the river Avon in the South Devon Area of Outstanding Natural Beauty”</li> <li>•”To advance the education of the public in the conservation, protection and improvement of the physical and natural environment of the river Avon in the South Devon Area of Outstanding Natural Beauty”.</li> </ul> <p>Full details can be found on its website: <a href="http://www.auneconservation.org.uk">http://www.auneconservation.org.uk</a> .</p>	<p>Stuart Watts Chairman ACA ACA Website</p> <p>KM</p>
Bantham Sailing Club	Ba	<p>The club was originally founded in 1933, and has a racing season of approximately 6 weeks from late July until the weekend of the August Bank holiday. Its members consist of those who live locally, those with holiday houses in the area and those who are regular holiday makers in the area. The membership stands at about 280, of which about 70 live locally, with many families who have been members for many years. There is no Club house and the racing is based at the quay on the River Avon at Bantham, and there is a notice board outside Whiddons in the main street in Bantham. The Club is run by a Committee, and the current joint commodores are Peter Kirvan and David Lynch. The Club Secretary is Jo Smith. There is a sailing school for members, aimed mainly at children, beginning in May and offering free tuition. The club has an AGM on Good Friday, a Gala weekend at the end of July and a Regatta over the August Bank Holiday weekend. It also has social events and has raised over £100,000 for various local charities in recent years. New members are welcome but there are only a limited number of moorings, so boats requiring moorings cannot be accommodated until a mooring becomes available.</p>	<p>Jo Smith, BSC Secretary 30.11.15</p> <p>AM</p>

Beaches	Ba. Bantham Estates	Bantham Beach, deservedly in the Lonely Planet's Top Ten Beaches in Europe for families. Access through the village of Bantham or off the Devon Coastal Path there is a pay car park for in excess of 600 cars. There are toilets, an up-market gastro-bus and a large area of ecological dunes full of wildlife and criss-crossed with paths for walkers. Apart from the sea, the beach borders on the mouth of River Avon. The beach has soft sand, rock pools and when the tide goes out a huge area of sand with shallow pools. There are excellent conditions for surfing, kayaking and kite-surfing and other water sports. Tuition and equipment hire available during the main summer season. Life-Guards are on duty during the summer months. Dogs not permitted during summer season.	Nicholas Johnston Director Bantham Estates 1.12.15
	Th Thurlestone Golf Club	Leasfoot. Access from Road and Coastal Path. Adjacent Charge Car Park at TGC and Public Toilets. Sand and Rocks. Dog Friendly. TGC Litter bin. Volunteer Beach cleaning.  Yarmer. Access by Public Footpath across TGC and Coastal Path. Sand and Rocks. Dog Friendly. . TGC Litter bin. Volunteer Beach cleaning.	Steve Gledhill Gen Man TGC 17.11.15
		Broadsands aka Cowrie. Access by private footpath across TGC or via Coastal Path down steep cliff path. Sand and Rocks. Dog Friendly.	KM
Bridge Lessons	Th	BRIDGE LESSONS run by Jenny Underhill Jenny teaches Beginners and Intermediates in small groups in the Church Meeting room. Monday mornings for Improvers and Tuesday afternoons for Beginners. Charge is £3 per session.	Jenny Underhill  VB
BT Phone Boxes	Ba	Located outside Shop	
	Th	Corner Main Street/Court Lane. No Cash Card only	KM

Care Home	Th	<p>THURLESTONE COURT RESIDENTIAL HOME (Thurlestone Court Ltd) 01548 560737 Person in charge: Yvonne Hooper (Manager) Local Authority / Social Services: Devon County Council Type of Service: Care Home only (Residential Care) – Privately Owned , 26 residents Registered Care Categories*: Dementia • Mental Health Condition • Old Age • Physical Disability Specialist Care Categories: Alzheimer's Single Rooms: 26 Rooms with en-suite WC: 26 Weekly Charges Guide: Personal Care Single £450 – £550 Facilities &amp; Services: Day Care • Own GP if required • Own Furniture if required • Pets by arrangement • Close to Local shops • Minibus or other transport • Lift • Wheelchair access • Gardens for residents • Phone Point in own room/Mobile • Television point in own room.</p>	<p>Web Site</p> <p>VB</p>
Carers	Ba Bu Th	<p>Carers form 3 main categories:-</p> <p>1) Unpaid carers. They may be spouses, siblings, parents, children or good friends. The local GP practices have a register of carers, but often the practice will often not know if a patient is a carer unless the question is actually asked, which it is when a patient registers at a practice. GP practices and pharmacies can now sign up to doing carers' check-ups.</p> <p>2) Volunteer carers. Care is provided by charitable organisations such as the Alzheimer's Society and Macmillan nurses, who might sit with a patient whose usual carer needs to get out of the house.</p> <p>Saltstone caring- tel. no. 01548 854588- is a voluntary organisation based in Kingsbridge, and registered as a charity since 2009. It aims to promote independence, and physical and mental well-being of older, isolated or vulnerable people living in Kingsbridge, Salcombe and surrounding area through the provision of services not normally available through the statutory agencies. Services such as shopping or assisting with shopping, carer relief, help on discharge from hospital, accompanying client to social occasions, and signposting to other agencies who may be able to help</p>	<p>AM 12.1.16</p>



		<p>churchwardens. There is also a monthly visit to Thurlestone House Retirement Home. Church Watch monitors new arrivals, those in need, the sick, etc through a group of 25 area contacts, each of whom has the responsibility for a particular part of the parish, in order to ensure that the PCC is aware of new comers and those in need.</p> <p>Friends of Thurlestone Church: An endowment trust fund was set up in 1995 to help maintain the fabric and surrounds of the church, and has been of considerable help over past years in contributing to major repairs, including re-roofing the church and the recent major repairs to the tower.</p> <p>Fund raising: There is an annual fête and a barbecue, both of which are well supported by the community. Together they raise about £4000.</p> <p>There are no churches of other denominations in the parish, but in Kingsbridge, there is a Roman Catholic church, a Methodist church, a Family Church and 2 Church of England Churches.</p>	AM
Defibrillators	<p>Th</p> <p>Ba</p> <p>Bu</p>	<p>There are currently 3 automatic external defibrillators in the parish. They are situated in the following sites:-</p> <p>1) Thurlestone hotel- situated in the garage and available 24hrs a day. This was funded by money raised by the Thurlestone telephone box committee. The battery is checked by Mrs. G. Marshall of the Thurlestone Telephone Box committee, and South West Ambulance service. Annual training of CPR and use of the Defibrillator is held by South West Ambulance service for the residents of the parish.</p> <p>2) Thurlestone Golf club- situated in the entrance hall and available during opening hours of the club house which opens at 7am always, and closes at 6pm in the winter and dusk in the summer. The battery is checked regularly by the club manager, Mr S Gledhill.</p> <p>3) Sloop Inn, Bantham- situated in the side entrance, and available 24 hrs a day. This was also funded by money raised by the Thurlestone Telephone Box committee, and the battery is checked by Mrs Marshall and South West Ambulance service. Verified by Mrs G. Marshall 27.11.15</p> <p>The Buckland Box has applied for funding for a defibrillator from the British Heart Foundation.</p>	<p>Mrs G Marshall 27.11.15</p> <p>Mr Steve Gledhill General Mgr TGC 27.11.15</p> <p>KM</p>

Devon Countryside Access Forum	Ba Bu Th	<p>The Devon Countryside Access Forum is a statutory body set up by the County Council under the Countryside and Rights of Way Act 2000. The role of the Forum is to improve public access to land for the purposes of open-air recreation and enjoyment. The Devon countryside is famous for its varied and beautiful landscape and the Forum will be helping to ensure that opportunities for access and exploration are fully considered.</p> <p>The Forum is a voluntary body with fifteen members, appointed following advertising, to represent land managers and owners, users of land and those with other interests. The Forum will advise the local authority and other bodies on access issues and will also consider wider strategic issues such as the Rights of Way Improvement Plan.</p>	Website          KM
Education	Th	<p><b>UNDER 3s GROUP</b> Every Thursday during term time 9.30-11am Held in the Church Meeting Room but it is not a faith group This group provides an opportunities for under 3s to get together and play accompanied by a parent. On average 8 parents plus offspring and generally they come from the Thurlestone/Bantham/West Buckland parish</p> <p><b>PEARSONS PRE SCHOOL</b> Currently there are 24 children attending the preschool, rising to 31 in January. There are 9 families who live in the surrounding area. They are registered for children aged between 2 and 4 years old. 95% of the children will go to All Saints primary school. They are funded by Devon County and also parents pay privately. There are currently 8 staff. Numbers always fluctuate year on year. Linda Quinn (Manager)</p>	Lucy Panteney In-Charge          Linda Quinn Manager

	<p><b>Thurlestone All Saints Church of England Primary School</b></p> <ul style="list-style-type: none"> <li>• Catchment includes Thurlestone, South Milton, West Buckland and Bantham</li> <li>• Voluntary Aided School which means the church own all the land and buildings and are responsible for capital expenditure</li> <li>• Part of the Church School Federation (which includes West Alvington and West Charleton). The federated group have same policies, one governing body and one budget and one SENCo (Special Educational Needs Co-ordinator)</li> <li>• Executive head teacher is Philip Medway but he will be leaving July 2016</li> <li>• Published Admission Number (PAN) is 133 but 135 currently on roll at Thurlestone. The school has had a full roll for the last few years with pupils coming from catchment area and out of area and the ratio fluctuates yearly.</li> <li>• Currently 5 classes with 7 teachers and a fluctuating number of TAs plus 3 canteen/assistants and 1 administrator</li> <li>• Currently 4 members of staff live in the parish</li> <li>• Last Ofsted 3 years ago</li> <li>• Active PTFA – current Chairman lives within the catchment (but not parish)</li> </ul> <p><b>ISSUES for discussion</b></p> <p><b>Future Development within the school</b>  The primary has had a number of extensions and additional buildings in recent years (largely funded by the Diocese) including a larger school hall. Class space is still very tight and more storage would be welcomed.</p> <p>Future plans (subject to funding) include:</p> <ul style="list-style-type: none"> <li>• 2 more phases of additional play equipment. 1 phase has been completed funded by the PFA.</li> <li>• Planning granted for an external amphitheatre/outdoor classroom</li> <li>• Extension to the Reception class area; the current tent will be made into a permanent extension.</li> </ul>	<p>Primary School Admin. Office</p> <p>VB</p>
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		<p><b>Outdoor Area/Field</b>  This is partly owned by the church and DCC and unsure whether parish also. However the field and play equipment are available to local children outside school hours. The equipment was originally funded by DCC and then subsequently condemned by SHDC who then refused to upgrade and/or renew. The play equipment now in situ was funded by the PTFA is maintained by them and is still available to the parish outside school hours.</p> <p><b>Transport/Parking</b>  Parking for staff – although there is provision within the school grounds for staff parking, it is insufficient for all the staff and professional visitors (EPs, OTs etc).</p> <p>Parking for parents – only parents of KS1 can park in the Parish Hall Car Park whilst delivering/collecting their children.  Some children come by Tally-Ho bus and this can include children within the catchment who are entitled to free transport and children from outside the catchment who come in from Kingsbridge and who pay (there is a pick up in KCC car park). This is now a service bus and so general public may be using this service too.</p> <p><b>Retaining Identity and Ethos</b>  This was identified as a potential issue given the trend towards larger federations and academies with groups of schools (primary and secondary) coming together for economies of scale. The school has a strong church ethos and good reputation within the larger community.</p> <p>There are many criteria parents use when choosing primary school but an increasing consideration is the availability of extended childcare i.e. no breakfast or after school club available but the bus from Kingsbridge provides a small extension to the school day to help working parents.</p>	
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Library	Th  Bu	<p>The nearest library is the Council library in Kingsbridge. A mobile library visits the Parish once a month stopping at the Parish Hall Car Park for one hour. Timetable available on the Devon County Mobile Library website or in the Village Voice.</p> <p>The Thurlestone Phone Box offers a swop library with approximately 170 books which is well used and with a constantly changing selection.</p> <p>The Buckland Phone Box has a magazine swop library.</p>	DCC Library Website   KM
Meeting Room	Th	<p>All Saints Church Meeting Room</p> <p>The church meeting room is used for various community activities, including the following:-</p> <p>Coffee time- every Wednesday at 10.30am in aid of monthly charity Average Attendance: 15-20</p> <p>Under 3s- every Thursday, during term time, at 9.30am Average Attendance: 15-20</p> <p>Lunch club- every Friday at 12.30am for those living on their own Average Attendance: 12</p> <p>Films for all- 1st Tuesday a month at 2.30pm Average Attendance: 15-30</p> <p>Homemade Soup - 2<sup>nd</sup> Monday of the month at 12 noon Average Attendance: 10-20</p> <p>Cream Teas - Weekly on Thursdays from the end of July to early September</p> <p>Sunday Parish Lunches – Harvest Lunch, Christmas and Easter Lunch + 1 or 2 other lunches Average Attendance: 30-40</p>	Edited & added to by Liz Webb 07.01.16



Parish Hall	Th	<p>The Parish has had a Community Village Hall here since 1949 but in 2005 the old tired prefab was demolished for this wonderful multi-functional hall with great facilities widely used by community and visitors. Thurlestone Parish Hall has proved to be the perfect venue for all activities and can be booked by residents, visitors and businesses alike. * Clubs * Wedding Receptions * Family Celebrations * Concerts * Shows * Lectures * Conferences * Training * Commercial Sales * School events * Yoga * Pilates * Tai Chi * Art classes * General Education * etc etc, full kitchen and serving hatch. In-house seating for 150 or 100 seated at tables, plus hall sports equipment available. Modular stage, fantastic sound and lighting systems. High resolution multimedia projection system to large screen for functions, presentations with satellite TV and with free Wi-Fi. Yeo Committee Room seats up to 30 with Audio Visual equipment. Fully heated and air conditioned. Pay phone in foyer 01548 560300</p> <p><b>ISSUES for discussion</b></p> <p>Lack of Parking is a problem and gaining access to close or adjacent land would be highly desirable. This would link up with the same problem at the Primary School.</p> <p>On the wish list: A Photo Opportunity Spot outside for weddings. Use of the Hall for medical uses such as ‘flu vaccinations. Designated Smoking area. Extended area for Disabled parking (now under active consideration). Acquire Defibrillator.</p>	<p>Parish Hall Website Neil Irwin Chmn. Parish Hall Committee 17.11.15</p> <p>KM</p>
Public Play Areas	Th	<p>Island View Rd. Fenced open grass area approximately 50m x 30m used as a general play area also used for rugby coaching. Owned by TPC.</p>	<p>K Marshall Cllr. TPC</p>
	Th	<p>Primary School Play Area. Whilst part of the school facilities, the entrance from Court Lane gives public access to the playing field, the adventure play equipment, the playground, the cricket nets, the wooded nature area and Hugh's Garden. It is primarily for use by the school (and the school has responsibility for the safety) of children using the facilities until 3:45pm each weekday during term-time. Outside of school usage it's open to the public at their own risk</p>	<p>Jan Bosence Deputy Head- Master All Saints School 19.11.15 KM</p>

Public Rights of Way & Footpaths	Ba Bu Th	<p>Maps and details of PROWs and footpaths can be found on the SHDC website. The Coastal Footpath runs along the cliff edge over the whole length of the Parish and through Bantham. Just through the village it passes a small Woodland Trust copse which runs down to the River Avon. It continues along the East/South side of the river through Stadbury and Stiddicombe Wood which was planted at the beginning of the last century with chestnut, sycamore and sessile oak. It boasts a fine show of bluebells and wild garlic in the spring. Other public footpaths crisscross the Parish, also private footpaths which have been open to the public for many years and so have virtually become public footpaths such as the one from Eddystone Rd across the golf course to the green hut on the cliff edge. PROWs and Public footpaths are the responsibility of DCC who regularly inspect and maintain them. The footpaths offer amazing coastal cliff walks, river vistas and through open countryside in an AONB full of wild flora, fauna and well stocked farmlands.</p>	<p>SHDC PROW Customer Services 23.11.15</p> <p>KM</p>
Public Toilets	Ba Th	<p>Public Toilets are sited at the bottom of Thurlestone village by the entrance to TGC car park and close to the entrance to Leasfoot beach. They are elderly but kept clean by SHDC. However they are closed from November to March. Toilets owned by Bantham Estates are situated at the back of Bantham beach. They are open to the public all year round. Elderly but kept clean.</p>	<p>KM</p>
River Avon and Watersports	Ba	<p>The Estuary of the River Avon opens on to Bigbury bay at Bantham, and is one of the parish boundaries. The Duchy of Cornwall owns the river bed (comprising foreshore and fundus) from the mouth of the river at Bantham right up to the highest tidal point upstream at the weir upstream of the bridge at Aveton Gifford, including tributaries. The Duchy has owned it since 1337, when Edward 111 created the Duchy to support his eldest son, and all future heirs to the throne. The only area in other ownership is the leat from Marsh Mills which runs down to the main river. Along the banks of the river, Duchy estate ownership extends up to Mean High Water level. The Avon estuary forms part of the Water of Dartmouth, which also includes the Dart and the Kingsbridge Salcombe estuaries, and is a Several Fishery. A Several estuary is “a private fishery founded upon the ownership of the underlying soil”. In practice, this means that the Duchy estate owns the fishing rights on the river from the estuary mouth up to the weir, and this includes all shellfish and crustaceans. All fishing of</p>	<p>Mr Stuart Watts Chairman Aune Cons. Society 9.12.15</p>

	<p>Duchy waters requires a licence to fish or use nets, but anglers using rod and line for recreational purposes may fish here without a licence provided they do so responsibly. Commercial fishing and any netting is prohibited.</p> <p>There are also restrictions on the collection of bait from the river bed for commercial purposes, and on the commercial collection of samphire. Licences for both of these are negotiable by phoning the Duchy Estate on 01579 343149. There is no restriction on bait digging for recreational fishermen.</p> <p>The River Avon Estuary is in the South Devon Area of Outstanding Beauty, and the Estuaries Officer is Nigel Mortimer, Follaton House, Plymouth Road, Totnes, Devon TQ9 9SD.</p> <p>There is a maximum speed limit on the river of 8 knots for boat users. This is because excess wake can swamp nesting birds and young chicks, can cause a great deal of damage to the river banks and is often a hazard to swimmers, canoeists, sailors, paddles surfers and other river users.</p> <p>The Bantham end of the river bed is leased by the Bantham Estate, who have moorings off the quay. Their lease runs out in September 2019. The central part of the river is leased by the Countess Gray which runs until 2028. The Aveton Gifford end is on a “roll-over” licence to Mr Eric White. A map will be available showing the different leasing sections.</p> <p>Use of the river is subject to South Hams District Council bye-laws. The harbour master is Marsh Dawes, who also runs the ferry between the Bantham Quay and Cockleridge, which functions between May and September from 10am to 11 am, and 3pm to 4pm.</p> <p>The Aune Conservation Association is active in overseeing activities in and around the estuary that could have an adverse effect on the river and its surroundings. The chairman is Stuart Watts.</p> <p><u>Activities on the river</u></p> <ol style="list-style-type: none"> <li>1) <u>Sailing</u>- see Bantham sailing club.</li> <li>2) <u>Fishing</u>- no fishing from boats is allowed in the estuary. Fishing from the banks and the sand bank in the middle of the river is allowed. I can find no</li> </ol>	AM
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		<p>record of an angling club on the river.</p> <p>3) <u>Waterskiing</u>- this is controlled by the Aune Valley Ski club, and is limited to 20 members by agreement with South Hams District Council, and takes place at the bend of the river near Stiddicombe wood.</p> <p>4) <u>Swimming</u>- the tidal force of the Avon is loved by swimmers of all ages who float up and down the river with the tide. This is not advised for 48 hrs after heavy rainfall, as pollution of the water does occur at Aveton Gifford.</p> <p>5) <u>Kayaking and paddle boarding</u>- these are both enjoyed by many people.</p> <p>6) <u>Walking</u> along the Avon Estuary footpath is a popular activity, and, by using the ferry, a circular route to Aveton Gifford can be done.</p>	AM
Shooting	Ba Bu Th	The Bantham Estate offers Pheasant Shooting for around 20 days over its open lands in the Parish and along the banks of the River Avon affording outstanding coastal, river and farming scenery. They have put down around 6,000 birds. Kennels for shooting dogs are on site and cross-country vehicles and boats are available to transport the sportsmen and followers around the countryside. The iconic boathouse, Jenkin's Quay, at the mouth of the river, has been transformed into a lodge for refreshments.	<p>Nicholas Johnston Director of Bantham Estates 1.12.15</p> <p>KM</p>
Thurlestone Golf Club (TGC)	Th	Coastal Golf Course 350 acres. 18 Holes. 10 Grass and 2 All-Weather Tennis Courts. Indoor Table Tennis & Mini-Pool Table. Restaurant, Bar, Pros Shop. Currently around 1100 full-time members total between Golf, Tennis (50) and Junior (80) categories. Golf Members automatically include tennis membership. Average age of members is 59 years. The Club caters for fee-paying visitors who contribute approximately 28% of all Membership income. Golf & Tennis Coaching for Adults and Children. Currently around 40 juniors have regular weekly golf coaching and during the summer up to 50 children, mainly visitors aged 6 – 13 have tennis coaching during their stay. Year round competitions and tournaments for both Tennis and Golf with a strong emphasis on Juniors. Car Park. Adjacent Beaches and Public Toilets. Adjacent Coastal Path with stunning sea scenery.	<p>Steve Gledhill Gen. Man. TGC 17.11.15. Steve White Professional David Smyth TGC Committee Long Term Planning</p>

		<p><b>ISSUES for discussion.</b></p> <p>Recent years have seen a decline in full Membership in all categories except Junior Golf which has increased substantially due to active marketing. Green Fee payers are also increasing but not enough to compensate for falling off of Full Membership. Club policy is “to seek to stabilise decline in existing membership and attract new members to offset the loss. Therefore to stand still on membership income over both these time periods but grow Green fee income from Pay and Play by 10% per annum between 2016 and 2018 ( latest marketing Plan).”</p> <p>There is also a plan to improve facilities for golf practice and in general provide a wider scope for a more informal short game facility. Grants to cover this have been applied for.</p> <p>Land is a major issue and whilst there is probably sufficient spare land available to cover requirements in the medium term any extra land that could be acquired would be essential for the long term success of the club.</p> <p>Junior tennis needs the same impetus as the Junior Golf.</p> <p>Distribution between Grass Courts and All-weather courts needs re-assessing.</p> <p>Reintroduction of erstwhile facilities such as bowls and croquet. Darts, snooker etc to make the Club a more “all-round” sporting club.</p> <p>Improvement of the Club House facilities. More attractive public rooms and private hire room(s).</p>	KM
Thurlestone Hotel Spa and Country Club	Th	<p><b>THURLESTONE HOTEL SPA &amp; COUNTRY CLUB</b></p> <p>Facilities include indoor and outdoor pools, thermal suite comprising sauna, steam room and laconium, hydrotherapy pool, fitness studio, Par 3 Golf Course, 2 tennis courts and squash and badminton courts.</p> <p>Annual and winter memberships available.</p> <p>Currently there are 149 adults as members</p> <p>15 of these known to have their main home out of Devon</p> <p>11 local but out of parish</p> <p>123 members state their main home address as in the parish</p>	VB



		<p>permanent residents in the parish, posted to numerous other regular visitors, and can be purchased in Thurlestone Village Store.</p> <p>We are fortunate to have a complete archive of the Village Voice from Issue No.1 - nearly 200 issues in total and increasing by the month! It represents a fascinating snapshot of the Parish over the last 33 years. They are available here through this website and have been organised in groups, by decade, to make it easier to find the issue you are looking for. The magazines have been scanned and converted to PDF format, so the quality is somewhat variable, but they are all totally readable.</p>	KM
Website	Ba Bu Th	<p>The Parish Website was formally launched in January 2016. It is building up to be fully comprehensive covering all aspects of the Parish and ~Parish Life. The website can be opened via: <a href="http://www.thurlestoneparish.co.uk">www.thurlestoneparish.co.uk</a></p>	KM
Women's Institute	Ba Bu Th	<p>Thurlestone &amp; West Buckland WI was formed in 1928. It is part of the National Federation of WI's, a non-party political, non-sectarian, educational charity which prides itself on its social campaigning, particularly in matters important to women and their families.</p> <p>Thurlestone's membership averages 55 - 65 and is very active in supporting other local community groups and events throughout the year. It was a consortium of WI members who rescued Village Voice when it was in danger of folding up in 1995 and members were at the heart of fund-raising and support for the new Parish Hall. Invited speakers each month cover a wide range of educational topics, and Thurlestone WI provides bursaries to enable its members to attend the WI Denman College in Oxfordshire for a short course of their own choice.</p> <p>Open to all women, membership provides friendship, fun, and the opportunity to do things together, as well as giving contact and support, especially at times of bereavement. It is also a good way for newly arrived residents to get to know people in their new surroundings and to be introduced to the range of parish activities.</p>	<p>Pat Macdonald W.I.</p> <p>KM</p>

<b>Well Being Sub-Committee</b>	Vanessa Barton	Retired 2015 Teacher SENC KCC. Parish Resident 20 years	VB
	Anna Martin	Retired 2013 GP. Holidayed or resident in Parish 50 years Parish Hall Committee. Buckland Phone Box Caretaker	AM
	Kit Marshall	Thurlestone Parish Council. CV on main NP Committee site	KM

\*Ba = Bantham Bu = Buckland Th = Thurlestone

Last up-dated 17/05/16

# APPENDIX F:

## FAMILY EVENTS

29 March and 5 April 2016

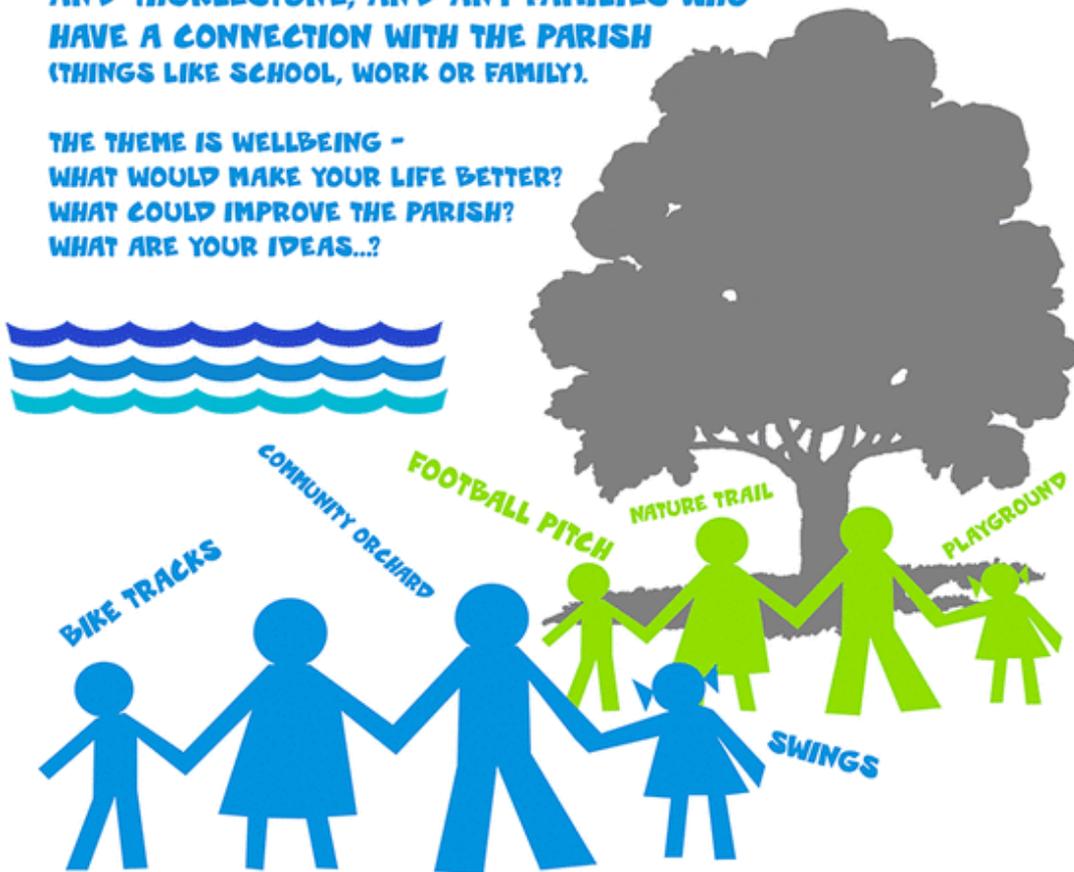
**HELP SHAPE THE FUTURE OF THE PARISH!**  
**NEIGHBOURHOOD PLANNING**  
**FAMILY EVENT**

**COME AND SHARE YOUR IDEAS!**  
**WHAT FACILITIES DO FAMILIES IN THE PARISH NEED?**

**THERE ARE TWO EVENTS - TUES 29TH MARCH AND TUES 5TH APRIL**  
**THURLESTONE VILLAGE HALL - DROP IN BETWEEN 11AM & 1 PM**

**THE EVENT IS AIMED AT FAMILIES WHO LIVE IN**  
**THE PARISH, INCLUDING BANTHAM, BUCKLAND**  
**AND THURLESTONE, AND ANY FAMILIES WHO**  
**HAVE A CONNECTION WITH THE PARISH**  
**(THINGS LIKE SCHOOL, WORK OR FAMILY).**

**THE THEME IS WELLBEING -**  
**WHAT WOULD MAKE YOUR LIFE BETTER?**  
**WHAT COULD IMPROVE THE PARISH?**  
**WHAT ARE YOUR IDEAS...?**



## Extract from the Kingsbridge and Salcombe Gazette

Friday, March 25, 2016 25

### Family view of parish wanted

THURLESTONE parish residents are being given the opportunity to shape the future of their community with two Neighbourhood Plan meetings.

Two drop-in sessions are planned for Tuesday, March 29, and Tuesday, April 5, in Thurlestone parish hall from 11am to 1pm, to find out how families in the area would like to see the parish develop over the next 15 years.

It is all part of the Neighbourhood Plan currently being undertaken by the parish.

Steering group member Sue Crowther said: 'It's really important that we get as much feedback as possible from families in the parish because it is their input which will help inform the plan.

Results from the events will be fed into a questionnaire to be circulated to all residents over the coming weeks.

For more information, visit the parish's website: [www.thurlestoneparish.co.uk](http://www.thurlestoneparish.co.uk)



*Crispin Purdye*

**Thurlestone Rock**

## Family Events: 29<sup>th</sup> March and 5<sup>th</sup> April 2016



We had a fantastic response to our call to families to help with the 'Wellbeing' aspect of the Neighbourhood Plan. Almost all families living in the parish either came along to one of the Family Events held over the Easter holidays, or were able to fill in the questionnaire at home.



We had plenty of feedback from parents and children who came up with all sorts of ideas for improving amenities or developing new projects to enhance family life in Thurlestone, Buckland and Bantham.



Parents were asked their views on a range of issues including access to our local beaches and countryside, sports and play facilities, footpaths, cycle tracks, allotments, health services, schools and shops.





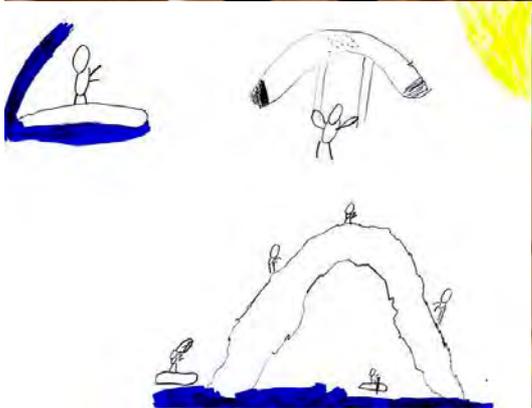
A copy of the **questionnaire** can be viewed at the end of this document.

The children used their imagination too and were asked what they liked most about living in the area and, if they had a wish list, what more could be provided in terms of play areas, sports or recreational amenities.



The younger ones wrote postcards to family and friends who don't live in the area, telling them the best and most fun things to do here; and on the other side, they drew pictures to show what they most liked about living here, with the promise of an Easter Egg for the best drawings! Here are just a few examples.

## Photos and Postcards from Family Events



Please click [HERE](#) to see more photos of the events and some of the postcards drawn by the younger children.

This event couldn't have been done without input from all our families and volunteer helpers, and it was fantastic to see so many people getting involved with the Neighbourhood Plan.

All the responses will be carefully considered and used to inform the wider Questionnaire to be circulated to every household in the parish at the end of May 2016. In the meantime, this is a summary of the main points raised:

- the **unspoilt nature of the beaches** is much valued and most people don't want more facilities
- the **toilets at Bantham** could be improved and outdoor cold showers would be welcome, particularly by those involved in water sports
- top of the sports and recreation wish lists came a **playground** (near Bantham and Buckland) and a skateboard park, followed by a level grass sports pitch, swimming pool and adventure playground
- there was a very positive response to **cycle tracks**, in particular, between Buckland and Bantham
- concerns about the **safety of walking** between Buckland and Bantham, and Buckland and Thurlestone, particularly with children or by children on their own
- support for **more parking provision** to serve the primary school in Thurlestone

A copy of the **Family Events Questionnaire** follows.

**QUESTIONS FOR THE NEIGHBOURHOOD PLANNING FAMILY EVENTS  
TUESDAY 29 MARCH AND TUESDAY 5 APRIL 2016**

**The Neighbourhood Plan covers 2015-2030, so please take this into account  
when you answer the following questions**

**BEACHES -The Parish has 4 main beaches – Leasfoot, Yarmer, Broadsands and Bantham**

<b>Which beach(es) do you use?</b>	
<b>How do you get there?</b>	
<b>Can you access the beaches you use easily or could their access be improved?</b>	
<b>If you drive to the beach, where do you park?</b>	
<b>Do we need better facilities at the beach and if so, what would you like to have?</b>	

**SPORT (INCLUDING WATERSPORTS)**

<p><b>What sport do you do?</b></p>	
<p><b>Are you a member of any club in the Parish?</b></p>	
<p><b>Would you like to see any improvements to the present facilities?</b></p>	
<p><b>If you had a wish list, what other sports facilities would you like to have in the Parish (including on the River Avon) and how could more people be encouraged to take part?</b></p>	

**RECREATION –The Parish has a play area at Island View and the Primary School adventure playground and playing fields are open to all children at weekends and in the school holidays.**

<p><b>Do you use the existing play facilities and if so, which?</b></p>	
<p><b>Would you like to see any improvements to the present facilities?</b></p>	
<p><b>If you had a wish list, what other recreational facilities would you like to have in the Parish?</b></p>	

## ACCESS TO THE COUNTRYSIDE

<p><b>Do you use any of the public footpaths in the Parish and if so, which? (Note – we have a map to refer to)</b></p>	
<p><b>Do you consider that the footpaths you use are in satisfactory condition, or do you think they could be improved and more accessible?</b></p>	
<p><b>Would you like to see any cycle tracks in the Parish and if so, where?</b></p>	
<p><b>If there were more allotments in the Parish, would you rent one?</b></p>	
<p><b>If you had a wish list, are there other facilities you would like to see in the countryside that would make it more accessible?</b></p>	

## HEALTH & EMERGENCY SERVICES

<b>Do you have any difficulty getting to the GP/Hospital?</b>	
<b>Have you ever needed to call an ambulance and if so, were you satisfied with the response time?</b>	
<b>Have you ever needed to use the fire service and if so, were you satisfied with the response time?</b>	

## EDUCATION

<b>Do you have children at Pearson Pre School?</b>	
<b>Do you have children at Thurlestone Primary?</b>	
<b>Do you have children at Kingsbridge Community College (KCC)?</b>	
<b>Do you have children at a nursery or primary school outside the Parish?</b>	

<b>If so, do your children walk, drive or use the bus?</b>	
<b>Is the KCC bus service adequate?</b>	

**IF YOU HAVE CHILDREN AT THURLESTONE PRIMARY SCHOOL**

<b>How do you find your journey getting to and from school?</b>	
<b>Do you have any difficulties when dropping off your children or parking?</b>	
<b>How do you think any existing problems could be improved?</b>	

## SHOPS

<b>Do you use the existing village shops and if so, which shop – Bantham and/or Thurlestone?</b>	
<b>Do you use the café at the shop in Bantham?</b>	
<b>What would make you support the local shops more?</b>	

**DO YOU HAVE ANY OTHER COMMENTS YOU WOULD LIKE TO ADD?**

<p>Please add: Ages of children .....</p> <p>Postcode .....</p>
---

# APPENDIX G:

“WHAT IS A NEIGHBOURHOOD PLAN?”

12 April 2016



# What is a Neighbourhood Plan?

Neighbourhood Planning explained & what it means for us

Tuesday 12th April at 7.30pm

Thurlestone Parish Hall

Speaker: Martin Parkes of Devon Communities Together

**Everyone welcome**



## Around the Parish:

Posters publicising the Family Events and “What is Neighbourhood Planning” Talk



# What is a Neighbourhood Plan?

Neighbourhood Planning explained & what it means for us



Martin Parkes  
Senior Project Officer



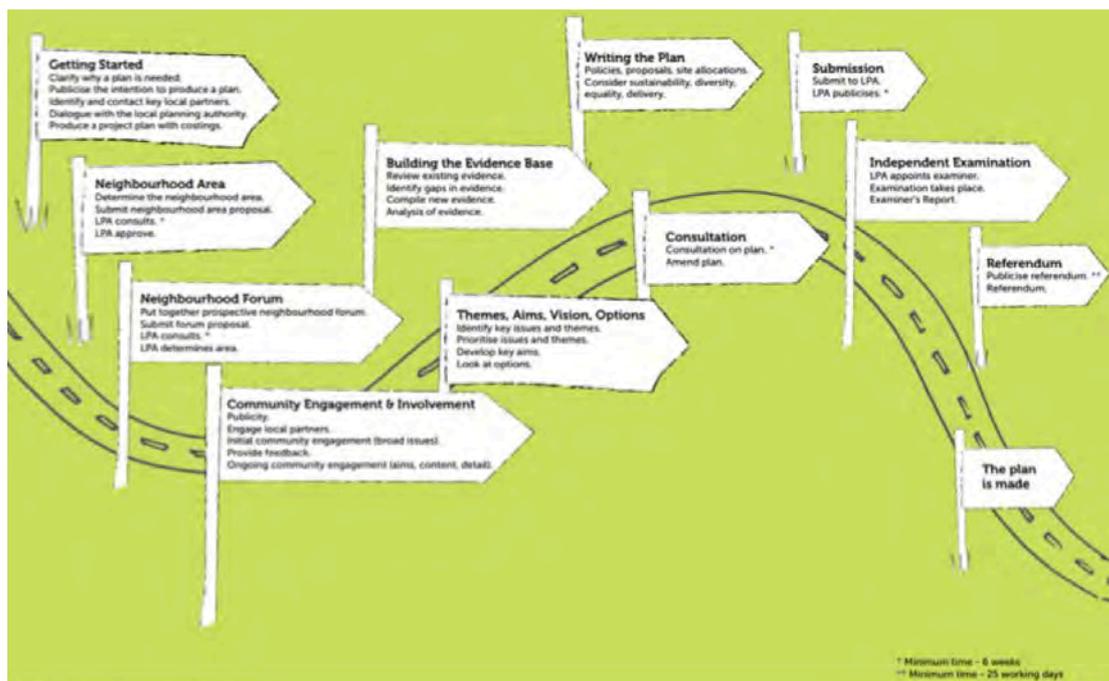
On 12<sup>th</sup> April 2016, about 50 of us assembled in the Parish Hall to hear Martin Parkes' talk. Martin is a specialist in community engagement and neighbourhood planning for Devon Communities Together, an independent charity which facilitates all sorts of community projects in Devon. This is a summary of what he told us:

This was an overview of what Neighbourhood Plans (NPs) can and cannot do. As most things in planning, the answer was not black or white. It is very important to think of the future of the community and from the information and aspirations gathered to shape a collective vision for the community.

The legal framework for NPs was set out in the Localism Act 2011. The first plan to be ‘made’ (adopted) was the Upper Eden NP, involving nine parishes which all had similar issues, in March 2013. About a hundred more have followed since, with many, many more in the pipeline.

It is important to understand that NPs have legal weight and the policies count. It is an official spatial planning document and very different in this respect from a parish plan. Only spatial planning matters can be included in a neighbourhood plan. The hierarchy of planning law and plans is as follows:

- European law
- English planning law and regulations
- National Planning Policy Framework
- The Local Development Framework – this includes the local planning authority’s Local Plan and NPs for the authority area



Locality's Neighbourhood Planning Roadmap



Martin then used Locality’s above ‘Neighbourhood Planning Roadmap’ to explain the process of finding out community views, evidence gathering, shaping a vision, identifying issues and options to achieve them, then writing the plan and policies. There then has to be a six-week consultation involving the community and ‘statutory

consultees'. Following any amendments as a result of this, the plan is submitted to the local authority for checking before being put before an independent examiner. If approved by the examiner, a referendum is held in the NP area.

A lively question and answer session followed.



Please click [here](#) for an online version of the presentation in PDF format.

# APPENDIX H:

QUESTIONNAIRE, RESULTS &  
FOCUS GROUP MEETINGS  
27 May – 1 November 2016

# VILLAGE VOICE



***The future of the parish is in your hands!  
Make sure you have your say by completing  
the Neighbourhood Plan Questionnaire.***

## **June - July 2016**

*The community magazine of Bantham, Buckland, and Thurlestone*



**Hurry!**

**Closing date for Neighbourhood  
Plan questionnaire is  
Monday 27 June**



# Thurlestone Parish Neighbourhood Plan

Have your say by completing  
this Questionnaire



### **About the Neighbourhood Plan**

The neighbourhood plan will be used to help decide planning applications in the parish over the next 15 years.

### **The Questionnaire**

The questionnaire is anonymous. The questions are based on the information we have gathered over the past seven months from surveys and meetings across a wide spectrum of the community. Your answers will be used to help us develop a neighbourhood plan based on the views of the entire community. Remember there are no right or wrong answers; we are simply interested in your views.

### **Completing the Questionnaire**

The questionnaire is available online on the parish website; click on the link at the top of the home page. If you are able to complete it online, it would be very much appreciated as it will save us time inputting the data. If you have a smart phone, it can be reached by scanning in the QR code below.

We think it will take you about 15 minutes to complete the questionnaire. Please try to answer all the questions. If you have any additional comments about a particular topic, please put them in the comments box at the end of each section.

### **Returning the Questionnaire**

For completed paper copies, please use the envelope provided and leave at either the Thurlestone or Bantham village shop.

If you need help with completing or returning the questionnaire, please contact:

Sue Crowther on (07473) 558666 or [suecrowther@hotmail.co.uk](mailto:suecrowther@hotmail.co.uk)

Cllr Judy Pearce on (01548) 561370 or [jude.pearce06@btinternet.com](mailto:jude.pearce06@btinternet.com)

This questionnaire is your opportunity to present your views; please don't miss the chance to have your say.

**The closing date is Monday 27 June 2016.**



## About you

### 1. Your village

Thurlestone

Bantham

Buckland

Outlying rural area

### 2. Your postcode

### 3. Your home

Please tick all that apply

I own my home

This home is my principal residence

I rent my home

This home is not my principal residence

### 4. Your household - ages

Please give the number in each age group

Under 5

5 - 11

12 - 16

17 - 24

25 - 44

45 - 64

65 - 79

80 and over

### 5. Your household - gender

Please give the number of each gender

Male

Female

## 6. Your household - employment status

Please give the number aged over 17 in each group

Work in the parish

Work outside the parish

Work from home

Student

Looking after home/family

Long term sick/disabled

Seeking work

Retired

7. You have told us so far: *“Housing too expensive! We have to have a sustainable parish to enable youngsters to live/buy here.”* *“There is a need to balance out the age groups, which at the moment are dominated by retirement and second homes.”* *“I would like my children to live and be able to buy in the area.”* Local employers have told us there is not enough rental accommodation for their employees to be able to afford to live in the parish. Local estate agents have told us there is a shortage of residential lettings and houses for sale under £400,000.

What do you think about housing requirements in the parish over the next 15 years?

	Need a lot more	Need a few more	About right	Too many already
Thurlestone	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Buckland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bantham	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

8. What type of housing do you think we need for the future?

	Not needed	Not very much needed	Needed	Very much needed
Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bungalows	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Houses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
1 bedroom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 - 3 bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4+ bedrooms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately owned by middle/lower income families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Privately rented by middle/lower income families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Self/custom build plots for middle/lower income families	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social housing to buy*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Social housing to rent*	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

\* Social housing is for those who are unable to buy or rent on the open market and is usually provided by housing associations.

9. If any new housing is needed, where do you think it should be built?

	Strongly agree	Agree	Disagree	Strongly disagree
One site	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
A number of smaller sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Individual plots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Infill within existing villages	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adjoining existing villages (including greenfield/farmland)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There shouldn't be any new housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Outside the 3 main villages, would you support the development of any new housing by:

	Strongly agree	Agree	Disagree	Strongly disagree
The conversion of existing rural/farm buildings e.g. barns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Adding to existing clusters of houses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. A settlement boundary is a line that is drawn on a plan around a village between its built form and the open countryside. Different criteria-based planning policies apply either side of the line. Thurlestone's settlement boundary is well over 20 years old; Bantham and Buckland have no settlement boundary.

Do you think the settlement boundaries for each of our three villages should be reviewed through the neighbourhood plan?

Strongly agree     
  Agree     
  Disagree     
  Strongly disagree

12. In recent years much change has come about in Thurlestone through replacement dwellings and extensions to existing dwellings. In response to what you have told us, a policy is proposed to establish criteria for such development to ensure that it is appropriate, e.g. in terms of its scale and impact on the character of the area.

Would you support a policy to control such development in the parish?

Strongly agree     
  Agree     
  Disagree     
  Strongly disagree

13. Currently 39% of homes in the parish are second homes compared to the average figure across the South Hams District of 14%. You have told us so far: *“No more second homes. There are enough.”* *“The big problem is seasonality, we need to ensure all year round living.”* You have also told us: *“Second homes bring in a lot of work to the local area so [we] still need them, especially when they utilise local trade and businesses, property management companies.”*

Do you think that there should be a planning condition on all new open market houses to ensure they are used as the occupier’s principal home and not used as a second home, or for holiday letting?

- Strongly agree       Agree    Disagree    Strongly disagree

14. Between 2001 and 2011, the population over 65 grew by just over 3% and by 2011, the over 65s accounted for just over 43% of the population. You have told us so far: *“Assisted living accommodation would be very good.”* *“Suitable property for [the] elderly/disabled to rent, freeing up larger homes for families.”*

Are you in favour of a policy to support the provision of assisted living accommodation that would provide some assistance with daily activities (but not full-time care) and/or suitable housing designed for the elderly?

- Strongly agree       Agree    Disagree    Strongly disagree

15. Any other comments on Our Homes?

16. Looking to the future, you have told us that you would welcome more small-scale, year-round employment opportunities: *“Yes – it would enable people to work and live locally.”* *“Jobs are the only way to sustainable prosperity.”* *“More opportunities for employment of young people.”* *“Maybe a small complex for business/individuals to work from.”* *“Business initiatives, office space, small business park especially now superfast broadband is here.”*

Do you consider that there should be more employment within the parish?

- Yes  No

17. In 2011, 15% of those employed in the parish were employed in tourism. Tourism is a significant part of our economy and helps the viability of smaller-scale businesses, including local pubs and shops.

Would you support the expansion of the following tourism-related businesses?

	Yes	No
Hotel	<input type="radio"/>	<input type="radio"/>
Pubs	<input type="radio"/>	<input type="radio"/>
Shops	<input type="radio"/>	<input type="radio"/>
Cafes/restaurants	<input type="radio"/>	<input type="radio"/>
Caravan/campsites	<input type="radio"/>	<input type="radio"/>
Bed and breakfast	<input type="radio"/>	<input type="radio"/>

Other (please specify)

18. Would you support the development of new premises for the following businesses?

	Yes	No
Cafes/restaurants	<input type="radio"/>	<input type="radio"/>
Arts and crafts workshops	<input type="radio"/>	<input type="radio"/>
Surf/watersports shop	<input type="radio"/>	<input type="radio"/>
Farm shop	<input type="radio"/>	<input type="radio"/>
Caravan/camp sites	<input type="radio"/>	<input type="radio"/>

Other (please specify)

19. Would you support the development of a new business hub with shared facilities for small businesses?

Strongly agree       Agree       Disagree       Strongly disagree

20. Would you support the development of new small-scale workshops e.g. for boat building, boat repairs, outboard engine servicing?

Strongly agree       Agree       Disagree       Strongly disagree

21. Would you support the development of more storage space for local business or commercial use e.g. for boats, watersports equipment?

Strongly agree       Agree       Disagree       Strongly disagree

22. Would you support the change of use of rural/farm buildings, e.g. barns, to create new opportunities for local business, commercial or storage purposes?

Strongly agree       Agree       Disagree       Strongly disagree

23. Would you support keeping existing business and commercial premises, including shops and pubs, in uses which support employment?

- Strongly agree       Agree       Disagree       Strongly disagree

24. Any other comments on Our Economy?

25. Whilst there is a much concern about improved access spoiling the area, you have told us that you want to see the safety of pedestrians and cyclists improved; there has also been a lot of support for new cycle tracks.

Should new footpaths and cycle tracks be provided to link our villages?

	Footpaths	Cycle tracks
Strongly agree	<input type="radio"/>	<input type="radio"/>
Agree	<input type="radio"/>	<input type="radio"/>
Disagree	<input type="radio"/>	<input type="radio"/>
Strongly disagree	<input type="radio"/>	<input type="radio"/>

26. Thurlestone has play areas at Island View and at the Primary School. Parents have told us that these play areas are not easily accessible to children in Buckland and Bantham, even for those old enough to go out on their own, as the road is considered to be too dangerous.

What do you think about the current provision of play areas?

	More than is needed	About right	Not good enough
Number of play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Equipment in play areas	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

27. If you think that the current provision of play areas and youth facilities is inadequate, what other facilities do you think are needed?

	Thurlestone	Buckland	Bantham
Play area with equipment	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Informal/kickabout area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Woodland/adventure/nature trail	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Facilities for teenagers	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Level grass sports pitch	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

28. Would you support the change of use of greenfield/farmland to open space, sport or recreation use?

- Strongly agree       Agree    Disagree    Strongly disagree

29. Would you support a policy which placed restrictions on the change of use of open space, sport and recreation land and facilities to other uses?

- Strongly agree       Agree    Disagree    Strongly disagree

30. None of the villages in the parish has a central focal point where there is open space for people to meet informally. Would you support the provision of such a space, should the opportunity arise?

	Strongly agree	Agree	Disagree	Strongly disagree
Thurlestone	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Buckland	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bantham	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

31. Any other comments on Our Wellbeing?

## Our Heritage

32. The parish contains more than 45 heritage assets which are Grade II Listed by Historic England and mainly located in the Conservation Areas of Thurlestone and West Buckland. Bantham has listed buildings but no Conservation Area. There are other heritage assets which do not have any statutory protection but are part of our historic environment.

Please indicate which of the below assets you consider add to 'our sense of place' and should be given some local protection, e.g. from neglect and decay, and whose setting should be protected.

- |   |   |
|---|---|
| <input type="radio"/> The pump house in Thurlestone               | <input type="radio"/> Water troughs in Thurlestone and West Buckland                            |
| <input type="radio"/> Thurlestone telephone box                   | <input type="radio"/> Lime kilns  |
| <input type="radio"/> Buckland telephone box                      | <input type="radio"/> Bantham streetscape, top of village looking down towards The Ham and back |
| <input type="radio"/> The cobbled road by the church              | <input type="radio"/> Coronation Quay and boathouse   |
| <input type="radio"/> The World War II pill box on Leasfoot beach | <input type="radio"/> Dixon's Quay and boathouses   |
| <input type="radio"/> The War Memorial in Thurlestone             |   |
| <input type="radio"/> Other (please specify)                      |   |

33. Any other comments on Our Heritage?

34. The parish has a number of County Wildlife Sites, including: Thurlestone Marsh, the coast between Thurlestone and Bantham and along the Avon Estuary. These sites are designated on the basis of the importance of their wildlife but have no statutory protection. The parish also contains the breeding territories of a number of rare wildlife species, including Cirl Bunting and Barn Owl.

Would you support a policy to protect the following sites and habitats?

	Strongly agree	Agree	Disagree	Strongly disagree
Protect wildlife sites	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect habitats of rare wildlife species	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect hedgerows and streams as wildlife corridors	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Protect Devon banks	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

35. You have told us so far: *“The natural environment and particularly the coastline should be protected at all costs.” “I would like to see little change to the river and the estuary area to maintain the appeal of the area. I would like my children to enjoy what I have enjoyed.” “I have lived here all my life and I love the way it is now.”* (aged 14).

The parish has a number of distinctive seascapes (including beaches, estuarine views and foreshores), riverscapes and skylines. Do you think that a policy to protect these features from inappropriate development should be included in our neighbourhood plan?

Strongly agree       Agree       Disagree       Strongly disagree

36. The coastline is an important local asset. Between 2010 and 2014, South West Coast Path users grew by 11% from 7.8 million to 8.7 million and the overall spend by walkers increased by 22.7%, compared to 12.2% for tourism as a whole within the region. Set against this is the constant threat of coastal erosion and the cost of repairing the cliffs and beaches.

Would you support sympathetically designed schemes to help manage coastal erosion?

Strongly agree       Agree       Disagree       Strongly disagree

37. A dark skies policy would aim to reduce light pollution to reduce the effects of unnatural lighting on the environment, as well as protect residential amenity.

Do you think a dark skies policy would be a valuable part of our neighbourhood plan?

- Strongly agree       Agree       Disagree       Strongly disagree

38. Any other comments on Our Environment?

39. How satisfied are you with your landline telephone service?

	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	I don't have a landline
At your home	<input type="radio"/>				
If in the parish - at your place of work	<input type="radio"/>				

40. How satisfied are you with your mobile phone signal coverage?

	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	I don't use a mobile phone
At your home	<input type="radio"/>				
Across the parish	<input type="radio"/>				

41. Does your broadband speed satisfy your needs?

	Very satisfied	Satisfied	Dissatisfied	Very dissatisfied	I don't use the internet
At your home	<input type="radio"/>				
If in the parish - your place of work	<input type="radio"/>				

42. Developing a community WiFi network across the parish could be one way of overcoming mobile phone signal and broadband speed problems. This would require the erection of inconspicuous transmitters and receivers.

Would you support the development of a community WiFi network?

Strongly agree   
  Agree   
  Disagree   
  Strongly disagree

Please add any comment below

43. How much of a problem do you consider car parking to be?

	Not a problem	An occasional problem	A major problem
Summer / holidays	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
All year round	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

44. If you consider parking to be a problem, where should more parking be provided?

	A single new car park on greenfield/farm land	More spaces provided throughout the village
Thurlestone	<input type="radio"/>	<input type="radio"/>
Buckland	<input type="radio"/>	<input type="radio"/>
Bantham	<input type="radio"/>	<input type="radio"/>

45. You have told us that the main disadvantage of living in the parish is the volume of traffic on the lanes, particularly during the peak holiday season. You have also told us: *"I like the narrow lanes and would hate to see any road widening or one way system."*

Would you support policies in the neighbourhood plan that result in improvements to the free flow of traffic in the parish, e.g. the provision of more and wider passing bays?

Strongly agree       Agree       Disagree       Strongly disagree

46. In the event of a medical emergency, the parish benefits greatly from the Devon Air Ambulance Trust. The charity has recently appealed to local communities to provide night landing sites as permanent fixtures.

Would you support the provision of a night landing site in the parish?

Strongly agree       Agree       Disagree       Strongly disagree

47. Any other comments on Our Infrastructure?

## Our Resources

48. Do you consider the development of solar panels on farmland within the parish:

- Definitely appropriate       Possibly appropriate       Definitely inappropriate

49. Do you consider the development of solar panels on farm buildings within the parish:

- Definitely appropriate       Possibly appropriate       Definitely inappropriate

50. Do you consider the development of wind turbines on farmland within the parish:

- Definitely appropriate       Possibly appropriate       Definitely inappropriate

51. Do you consider the development of small scale wind turbines close to farm buildings within the parish:

- Definitely appropriate       Possibly appropriate       Definitely inappropriate

52. Within Thurlestone village there is an opportunity to investigate the feasibility of developing a community heating scheme to heat the school, parish hall, church and hotel through two or more shared boilers using wood fuel. This may allow local farmers, other land owners and the community to work together to harvest and use wood fuel at reasonable cost, supporting the local economy and creating employment.

Would you support the development of a community heating scheme for Thurlestone village?

- Strongly agree       Agree       Disagree       Strongly disagree

53. Any other comments on Our Resources?

54. The Vision statement will describe how you would like the parish to look in 15 years' time. Based on what you have told us so far, we have prepared the following draft Vision for the parish:

*“A vibrant coastal and rural community where the quality of life of its residents and the preservation of the natural environment are paramount and where any development should be proportionate, balanced and sustainable in keeping with its designation within an Area of Outstanding Natural Beauty.”*

Please let us know your views on the draft Vision

Strongly agree       Agree       Disagree       Strongly disagree

55. Any other comments on Our Vision?

Thank you for taking the time to complete this questionnaire. It is anticipated that a summary of the results will be posted on the parish website in August 2016.

The Neighbourhood Plan Steering Group



# **QUESTIONNAIRE RESULTS**

**Presentation and Q & A**

**Tuesday 6 September  
at 7.30 pm in the Parish Hall**

**Everyone Welcome**



# DR

**Thurlestone Parish Neighbourhood Plan  
Questionnaire Results**

Prepared by The DR Company

Presented on  
**6 September 2016**

The image shows a title slide for a presentation. At the top is the DR logo in a large, bold, teal font. Below the logo, the title 'Thurlestone Parish Neighbourhood Plan Questionnaire Results' is centered in a dark teal font. Underneath the title, it says 'Prepared by The DR Company' in a smaller, grey font. Further down, it states 'Presented on 6 September 2016', with 'Presented on' in a smaller red font and the date in a larger red font. The slide has a white background with a light blue horizontal bar at the bottom.

## DR Response Rates

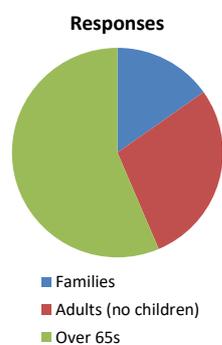
- Survey carried out May - June 2016
- 258 valid responses
- 37% response rate

## DR Responses from

- Thurlestone 76%
- Buckland 11%
- Bantham 7%
- Outlying areas 6%

Proportionate to number of households in each area

## DR Demographics 1



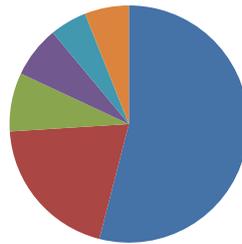
- 93% home owners

## DR Demographics 2

- 59% of respondents answered question on principal residence
- Of those that did, 58% resident in parish as principal home

## DR Demographics 3

Responses



■ Retired      ■ Work outside parish   ■ Work from home  
■ Students      ■ Work within parish   ■ Other





## **FOCUS GROUP MEETINGS**

*Come along and participate  
in discussions about the policies  
to be included in the Neighbourhood Plan.  
Have your say!*

**Tuesday 18 October (Economy)  
Tuesday 1 November (Housing)**

at 7.00 pm in the Parish Hall

**Everyone welcome**





## Focus Group Meeting Housing

**Sue Crowther**

Steering Group

1<sup>st</sup> November 2016

Thurlestone Parish Hall

# APPENDIX I:

## SCHOOL HERITAGE TRAILS 6 and 21 March 2017

## Thurlestone Assets Trail – All Saints Primary

Name \_\_\_\_\_ Class \_\_\_\_\_

**The main road through Thurlestone has not changed much in 400 years.**

Can you spot any differences today from when this photo was taken about 100 years ago.



What are the roofs of the houses made of? \_\_\_\_\_

Why is the road narrow? (**Clue** - What kind of transport do you think they used when the cottages were built?)

\_\_\_\_\_

\_\_\_\_\_

Why do you think the houses do not have driveways?

\_\_\_\_\_

## **Thurlestone Water Trough**

What was the trough used for? \_\_\_\_\_

What year was the trough built? \_\_\_\_\_

Why did people need to pump water back then? \_\_\_\_\_

\_\_\_\_\_

## **Thurlestone Pump House**

Before the pump house was built there was an old fashioned well with a bucket in the same place. Can you find a picture of this somewhere in the pump house and copy it in the box.

What year was the well replaced? \_\_\_\_\_

What took its place? \_\_\_\_\_

What did people use, to make carrying the water easier? \_\_\_\_\_

Describe how a yoke worked. \_\_\_\_\_

\_\_\_\_\_

## The Village Inn steps

Have a look at the sign hanging outside the village Inn.

What does it show? \_\_\_\_\_

**DID YOU KNOW** ...Today this building is a pub owned by the hotel. It used to be part of a farmhouse long before the hotel was built. It was mentioned in a very important book called the Domesday book written nearly 1000 years ago.

**The outside steps used to lead to a granary.**

What is a granary? \_\_\_\_\_

How many steps are there? \_\_\_\_\_

What are the steps made of? \_\_\_\_\_

**DID YOU KNOW...** That very old maps of the area show there were two quarries very close by. These were located half way down 'Brook Hill' that is now known as 'Sudden Death.

Where did the stone come from? \_\_\_\_\_

How do you think they brought the stone to the village? \_\_\_\_\_

**THINK!** What would grain have been made into? Why did people have to store grain? (Clue - they did not have supermarkets in those days and corn did not grow all year around.)

My idea: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**DID YOU KNOW**... Inside the pub there are some huge black timbers that help to hold up the walls and ceiling. These came from a ship that was part of the Armada (a fleet of Spanish ships that tried to attack England in Elizabethan times) One of these ships was wrecked near Hope Cove and the wood was rescued and used for local buildings.

## **Thurlestone Phone Box**

What is Thurlestone phone box used for today? \_\_\_\_\_

\_\_\_\_\_

What did the box used to have inside? \_\_\_\_\_

**THINK! Why doesn't it have a phone inside anymore? Why have things changed?**

My idea : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Find an emblem that is painted gold. What is it? \_\_\_\_\_

Draw a picture of it in the box



**Challenge! During the rest of the trail look out for 2 more royal connections close by. Write down what they are and where you found them.**

1. \_\_\_\_\_

2. \_\_\_\_\_

## Ship's Cannon in Thurlestone

Oil painting of the 'Chanteloupe' by the artist Roger F Jones



What was the name of the ship the cannon came off? \_\_\_\_\_

Where was the ship sailing to? \_\_\_\_\_

Where was the ship sailing from? \_\_\_\_\_

What was the ship carrying? \_\_\_\_\_

\_\_\_\_\_

How many crew did the ship have? \_\_\_\_\_ How many passengers? \_\_\_\_\_

What happened to the ship? \_\_\_\_\_

What year did this happen? \_\_\_\_\_

What year was the cannon found by a local diver? \_\_\_\_\_

**DID YOU KNOW...** an eyewitness account of the wrecking of the Chanteloupe appeared in the “Exeter Flying Post” on Oct 9<sup>th</sup> 1772. It reported that the local people did nothing to help the victims of the shipwreck and instead let them drown. They then stripped them of their clothes and possessions and even cut off the fingers of one woman to get her rings. Thurlestone was described as ‘barbarian country’ and the people were described as ‘savages.’ Some versions of the story say the local people deliberately fooled the ship to sail into the rocks.

**THINK!** Why do you think the local people behaved like this? Talk about your ideas.

My idea: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Back then Thurlestone was a well-known place where smugglers lived. What sort of jobs do people do in the village today? Think about the surrounding buildings and area. Write a list of places people might work.

E.g. the golf course

\_\_\_\_\_  
\_\_\_\_\_



## The cobbled road

Look closely at the cobbled road. How is it different from a modern road?

---

Are the cobbles all the same shape and size? \_\_\_\_\_

Why do you think they are different sizes? \_\_\_\_\_

**DID YOU KNOW...** No one really knows why the cobbled road was built. Maybe it was for farmers to bring their horse and carts from the fields, maybe it was to bring coffins by horse and cart to the churchyard for burial or was it just to get to the Yarmer Estate? Without any evidence, we can only guess.

## Stile



What is the stile on the left made out of? \_\_\_\_\_

What is the one on the right made out of? \_\_\_\_\_

Which one do you think is the oldest? \_\_\_\_\_

**IMAGINE...** The stone stile is at least 100 years old it maybe a lot older. Imagine how many people would have stepped over it during all that time and think about their shoes and clothes would have changed. It must have been awkward for ladies in long dresses to cross without getting muddy.

# VILLAGE VOICE



**Pupils from All Saints Primary School  
on the trail of our Parish Heritage assets**

**April - May 2017**

*The community magazine of Bantham, Buckland, and Thurlestone  
now archived on the Parish website at [www.thurlestoneparish.co.uk](http://www.thurlestoneparish.co.uk)*

# *A step back in time for Thurlestone School Children*

*Written by Dian Williams*

Children from All Saints Thurlestone School took a step back in time earlier this month completing an historic trail around the village to find out about our local heritage. Children aged 5-8 years braved wet and windy conditions to follow the trail taking in points of interest such as The Thurlestone Pump House, The Cannon, The War Memorial, the Cobbled Road, the Phone Box and Water Troughs. The idea is to inspire the children to think about local history in the area; to give them some appreciation of how people used to live and to promote a sense of place and connection to the area they live in.



*Charlie aged 6 talking about The Pump House said, 'I liked the bit where we went into the water hut. They covered the well up and I liked hearing about how you had to wind up the well bucket with a handle and a rope.'*

*Jack aged 8 said: 'I like the pump. It used to be a well, then a pump, then it was in pieces, then they were rebuilt. Now it is the Pump House'*

West Buckland residents, Kay Barry and Carey Ryan-Carter compiled the trail using information from archived sources such as the late Peter Hurrell's book *Memories of a Country Boy's Life in Buckland* and Kendall McDonald's book *The Story of Thurlestone, Bantham and West Buckland*, as well as talking to local people. The children were also asked to complete a question and answer sheet to get them thinking about how the area has changed, both environmentally and socially. Along the journey they were asked to look out for the thatched roofs, the 'yoke' in the pump house, the granary above the steps outside the Village Inn, the plaque on the cannon and also some of the local names on the war memorial. These, the children were able to later identify in the graveyard, in particular 'Luscombe', 'Ellis', 'Dyer', 'Moore' and 'Edgecombe'. Two sisters pointed out that their grandparents lived in 'Edgecombe House' so clearly a prominent family.



*Daisy aged 7 said: 'I learned that there used to be a Granary at the Village Inn and the window used to be a little door. The Granary was used for storing wheat and corn to make bread. It was high up so the rats and mice and rodents couldn't eat it. I liked the history about The Cannon. I like how it said 'loads of years later a local diver found The Cannon near the Thurlestone rock'. I like how The Cannon sunk in 1772 and it was still buried in 1989 and found by a local diver. I liked the stories about it, about the smugglers and how they sometimes shone lights to put boats off course. '*



The children certainly enjoyed their morning out of the classroom and seemed most impressed with The Cannon and stories of shipwrecks and smugglers! Some of the children commented on The Cannon and that; "it's been on a massive journey, all the way across the ocean from Grenada, to the bottom of the ocean and then here to Thurlestone." One pupil offered; "it feels like we've been on a bit of an investigation." and "like we've gone back in time." Another was interested in the steps outside the Village Inn and simply liked, "the little steps and the tiny door to the granary."

*Tom aged 6 said, 'I liked the War Memorial because you can see all the people who have died. You can see how they died. They died in action. In war. I like the graveyard because you can see what you've heard about and they are under your feet.'*  
*Jack aged 8 said, 'They were local people. They risked their lives in the war. The War Memorial is to remind us about the people and not forget them.'*



The Red Phone Box prompted much discussion about life before mobile phones which some children found hard to imagine. Some of this came as quite a revelation to the youngsters who couldn't believe that people would sometimes have to queue outside to wait their turn and then put coins in a machine to make a call! They liked the fact that the door was very thick so people could have a conversation inside without those outside knowing their business! Many thanks to the Thurlestone Phone Box Committee who are providing funds for two Kendall McDonald history books for the school library.



*Hana aged 7 said, 'I liked the Phone Box because it's changed. It's a book swap now because we have mobile phones.'*  
*Hana also said about The War Memorial, 'If it was built today it would be built with a crane. In those days they did it by hand and cart and ropes.'*



There was plenty of action along the way with children miming out the pumping of the water at The Pumphouse, using a two man saw and carrying the buckets on a yoke which helped bring it all to life for them.

The trail will form part of the Parish Neighbourhood Plan's evidence base of the heritage assets in the parish with a view to protecting and conserving them for future generations. Similar trails are also being put together for Buckland and Bantham and will be used as a teaching resource for the school covering aspects of the Literacy, History and Geography curriculum.

*James aged 7 said, 'I liked the cobbled road because it's bumpy, not smooth like other roads. I like that the cars still go on the cobbled road. It must be really strong.'*



*Brynn aged 7 said: 'The rock would be slate on the stile. You don't need to use the gate. If there's animals in the field they can't get over the stile.'*

*Daisy aged 7 said, 'You can climb over it instead of going through a boring gate.'*  
*Iona said, 'I think it was a good idea to have the water trough at the top of the hill for the horses so they didn't get really thirsty.'*

# VILLAGE VOICE

**June - July 2017**



**Pupils from All Saints Primary School  
on the trail of our Parish Heritage assets  
in Bantham and Buckland**

*The community magazine of Bantham, Buckland, and Thurlestone  
now archived on the Parish website at [www.thurlestoneparish.co.uk](http://www.thurlestoneparish.co.uk)*

# *Another step back in time for Thurlestone School Children*

*Written by Lily (aged 9)*

**Children from All Saints Primary School took another step back in time at the end of March continuing their historic trail around the Parish to find out about our local heritage. Children aged 8-10 took part in a long walk around Bantham and Buckland, taking in points of interest such as Coronation Quay and the Boathouse, the Lime Kiln, the Stone Stile, the Bantham Streetscape, the Water Trough and Well Pump, the Leat and the Butterwells. The idea is to inspire the children to think about local history in the area; to give them some appreciation of how people used to live, and to promote a sense of place and connection to the area they live in.**



**Billy** aged 9 said, 'During the Second World War there were mines and barbed wire to stop the Germans coming up the beach and attacking. There was a pillbox where the lifeguard hut is now'.

**Ruby** aged 8 said, 'In the olden days they used to pick daffodils and send them to Covent Garden. It was Connor's Great Grandma and Great Aunty'.

When I heard we were going on a walk, I was excited as it maybe meant missing a little bit of maths as well! We were lucky with the weather as the sun was shining. My whole class, 25 of us, were soon ready to go with lots of snacks, bottles of water and excitement in our bellies to see what we would discover. Living in Thurlestone, it was nice to know we would be learning about what the area used to be like, what it looked like and what happened in the olden days. We had a question and answer sheet and worked in pairs to make sure we didn't miss anything on our way around! My Grandad loves history so I was excited to share with him what I found out. I loved seeing pictures of Burgh Island without the hotel and also hearing about the history of the Pilchard pub and when the pilchards stopped coming in 1866 – we all remembered that date when we got back to school! I heard lots of oohs and wows when we talked about the barbed wire on the beach during the wars and the pillboxes to check for the enemy. Who knew so much had happened on the beach where I go surfing with my Dad? It was epic to hear about the submarine net under Jenkins' Quay to stop the enemy as well – you would never have known that this happened in that spot.

**Giles** aged 9 said, 'We went on to a path where Mrs. Ryan-Carter explained there used to be an old Viking trading centre and that there were battles on the Ham between the Saxons and Danes. I was really interested in the Saxons, Vikings, and Romans all settling in one spot and I had no idea about it. So that is my most interesting thing. The first historical place we went to was down to Coronation Quay, which was built in the 1600s, and the boathouse in Bantham. These were originally fishermen's sheds until the current boathouse was built in 1936 with a figurehead of Lady Jane Franklin'.

**Elliot** aged 9 said, 'I saw my house. The Watch is a really big house and was used to watch the river and smugglers and fishing.'





But we marched on, like the soldiers (!) because we had lots more to see and headed towards the Coronation Quay boathouse. We met a man called Marsh and his dog. Marsh knew A LOT about the area and boats...we didn't want to leave this part of the walk as we had so many more questions to ask Marsh. He let us walk around, look at old photos that were black and white and meet his dog. He showed us the mark where the water came up the last time the boathouse flooded in 1989.

**Ruby** aged 8 said, 'The pilchards oil was used for burning lamps. They used to smoke the pilchards at Pilchard Cellars in a pilchard palace. The Boathouse was built for the Coronation of George V1. There was a crown at the top of the Boathouse. Marsh makes boats in the top and stores them. He opens a big trap door and lowers the boats down'.

**Billy** aged 9 said, 'The highest flood line is still seen on the side of the boat-house'.

**Emma** aged 9 said, 'The boathouse had some figureheads. It was built for King George's Coronation. The boats hung from the ceiling. There was an upstairs bit. Marsh had a model and plans of the boat that he was building called a Bantham Boat'.



We also learnt all about Bantham Boats and how they are a very traditional wooden boat, which takes 3 months to build – some of us guessed just a few weeks and we were wrong!



Just a few steps up the hill, we then stopped to look at the Lime Kiln and talked about what lime is used for. As a big horse fan, I really loved knowing that a shire horse and cart brought the lime up from barges on the river – I wish I could have lived in this time to see that! Bantham has lots of old history that hasn't changed in hundreds of years. We saw an old stile which was used to let the water from the floods flow out, it was also there to let animals through like a cat flap.

**Freddie** aged 8 said, 'On Burgh Island there was a stone hut. A man used to watch out for fish. When there was a big shoal he would ring a bell so the fishermen would go out to catch the fish'. **Rosie** aged 8 said, 'They brought the pilchards and lime up from the quay in a horse and cart. Pilchard Cellars would have smelt quite bad. They used to leave them in there to dry'. **Georgia** aged 9 said, 'The kiln was like a mini castle' and **Anna** aged 9 added, 'There was a little cottage next to it where the people used to sleep and look after the kiln'. **Georgia** said, 'We met Marsh and his dog. He said that he keeps care of other people's boats. It was interesting to see the different types of boats and stacks of sails'. **Ruby** aged 8 said, 'The lime was used for fertiliser to help the plants grow'. **Charlie Rose** aged 9 said, 'Lime is a type of stone and a man used to stand below and shovel lime and coal in. It was melting it to turn it into powder for building and fertilizer'.



I had seen the trough and water pump in Thurlestone before so it was interesting to see that Buckland had one too. It is really hard to believe that this was how people used to get their water – we are so used to having water at our fingertips now whenever and wherever we want it. Again, I like hearing that horses may have drunk from these troughs too. It seems a very long time ago that water was first piped here in 1888 – not even our parents are that old!

**Emma** aged 9 said, *'There was a special bench and railings. It was to remember farmer Adams and it showed a farmer ploughing the fields. His friends and family look after it'.*



**Giles** aged 9 said, *'I saw three water pumps and a water trough. In 1888 water was pumped from the pumping station by the river up to Aunemouth reservoir and then back down to the troughs to create pressure and a tap'.*

**Rosie** aged 8 said, *'The water pump was by Well Cottage. I found it interesting how people went there every day to collect water'.*



**Anna** aged 9 said, *'I remember that the stile by the cottages had a hole in it that was used for rain-water. It almost worked like a drain. It was slightly lopsided like it was man-made. So people would have stepped over it'.*

**Elliot** aged 9 said, *'It was a big square rock with a hole in it. It was used to control floods. And the water would go through the hole'.*





**Jed** aged 8 said, *'The butcher called Moore used to hang the meat in this building. His apples used to make the best cider around'.*



*The end of the Leat connects back to the river and the tunnel is about as tall as an adult but it has silted up.*

As we didn't have time on the day, some of us went for an extra walk after school to see the Leat in Buckland. Lots of us didn't really know what a leat was at first or what one looked like, so it was very cool to be able to walk alongside it and the wild flowers growing in the field below were just beautiful. I wish I knew the name of them all but I'll just call them rainbow flowers for now because that's what they looked like to me! We also saw some old Butterwells which were used to store milk and butter, and the butcher and slaughterhouse.

**Joel** aged 9 said, *'I was really interested in the Butterwells. There are a few of them along the river in Buckland. People would put their butter, milk and things that they wanted to keep cold in the butterwell. The cold air would enter the well from a stream or a spring. We found out about the Butterwells in Peter Hurrell's book and then went to find them'.*



We worked out that in the end we had walked almost four miles on our trip around Bantham and Buckland so we were very pleased that our halfway (ish) stop was at the Bantham Cafe for a well-earned squash and some snacks. It was nice to take a moment to sit down and look at the lovely views from there. I normally have a hot chocolate when I go with my family!

**This trail will form part of the Parish Neighbourhood Plan's evidence base of heritage assets in the parish with a view to protecting and conserving them for future generations.**

**The Story of the Thurlestone Cannon performed by pupils of All Saints' Primary School, Thurlestone.**



**NARRATOR 1 - A long long time ago in 1772, a large powerful ship called the Chanteloupe set sail for England from a small island in the West Indies called Grenada.**

**NARRATOR 2 - Captain Tobin was put in charge. He was an extremely experienced sailor with an excellent reputation. The Chanteloupe was packed full with precious cargo.**

**Captain Tobin -** So Bainbridge, is everything in order?

**First Mate (Bainbridge) -** Aye aye Captain, we are just loading the last of the cargo now.

**Captain T -** What do you have there?

**Crew 1 and 2- Barrels of rum Captain.**

**Captain T -** Good to know we have the essentials on board Bainbridge. What next?

**Crew 3 and 4 -** Barrels of sugar Captain.

**Captain T -** Excellent ! Mrs Burke has a very sweet tooth I believe. What's next?

**Crew 5 and 6 -** Barrels of Tobacco Captain.

**Captain T -** Very good. Oh that reminds me where did I put my pipe?

**Narrator 3 - The Governor of the Island was about to retire back to England. He had put Captain Tobin in charge of transporting all his very expensive hand carved furniture and his extremely valuable oil paintings back to London.**

**(crew 7, 8 and 9 carry on furniture and paintings. )**

**Captain T - Ah! Good Morning Mrs Burke. Are you ready to set sail?**

**Mrs Burke - I am ready Captain Tobin but you know how much I hate these long voyages and how sea-sick I get.**

**Captain T - It won't be that long Mrs Burke- only 2-3 weeks.**

**Mrs Burke - (groans - then is helped on board ship by her servant)**

**First mate - Aren't you forgetting something Captain?**

**Captain T - What's that Bainbridge?**

**First mate - The cannon?**

**Captain T - Of course Bainbridge. Best to be prepared for pirates! (ushers on crew 10 and 11 with canon)**

**Mrs Burke - Did someone say PIRATES ?**

**First Mate - No Mrs Burke. We were just talking about PARROTS!**

**Captain T - (whispering) Quick thinking Bainbridge.  
(Shouting to the crew) Have the decks been swabbed?**

**Crew 10 and 11 - Aye aye Captain!**

**Captain T - Have the sails been hoisted?**

**Crew 12 and 13 - Aye aye Captain.**

**Captain T - Is our passage clear?**

**Crew 14 and 15 - Aye aye captain.**

**Captain T - Ready for anchors away?**

**Crew 16 and 17 - Aye aye captain.**

**Mrs Burke - Are we ready to go yet Captain?**

**Captain T - Nearly Mrs Burke, just time for one last tradition.**

**Mrs Burke** – What’s that ?

**EVERYONE** - THE SAILOR’S HORNPIPE!

**SAILOR’S HORNPIPE DANCE** – all children run to their places and join in the sailor’s hornpipe – creating 3 circles .



**Narrator 4** - so the Chanteloupe set sail with Captain Tobin, his crew, Mrs Burke and other passengers on board, along with the cargo, the Governor’s furniture and all his valuable paintings. The first weeks of their journey went well with good weather to help them along on their voyage...

**Narrator 5** ... but after crossing the Atlantic Ocean, the Chanteloupe ran into a wild storm just off the Devon coastline. The huge ship finally ran aground close to Thurlstone rock.

**Music – storm sound effects. Children to create waves waving tissue paper. Crew to mime the difficulties on board ship (made from wooden benches and PE tables and apparatus.) Moving unsteadily from side to side as the ship rocks on the waves.**

**NARRATOR 6 (over music)-** The crew saw people standing on the shore and were hopeful that they would help them to safety. Mrs Burke put on all her best robes and jewels hoping they would recognise her as a lady of wealth and give her special assistance. They jumped off the Chanteloupe into the freezing water and tried to swim ashore.

**Drowning sequence - 4 blue gym mats to be held up by pairs of children. 4 crew members to mime shouting for help, spluttering water and then drowning. While villagers watch and do nothing – they stand on benches looking on, then turn their backs on the scene.**



**Narrator 7** - The law at the time stated that after a ship was wrecked, its cargo and contents would become the property of the crew. The villagers of Thurlestone knew this and realised that if there were no crew left alive, the ship's cargo would become their property instead. So they watched on and did nothing to help.

**Narrator 8** – Mrs Burke is left clinging to a rock. She is unconscious but three robbers believe she is dead. They remove her fine robes and jewellery and in a hurry to steal her rings and earrings they cut off her fingers and ears. Finally she perishes in the cold and the 3 men bury her body in the sand.

**3 robbers mime the stealing of her clothes and jewels. They cover her in a blanket and go off stage.**

**Narrator 9** – A few days later, a dog belonging to a local man digs up Mrs Burke's body. (The dog runs on and with a digging motion removes the blanket and exposes the body) When Mrs Ilbert, a lady from a prominent family in South Milton, finds out the distressing news, she insists that Mrs Burke is given a proper Christian burial.

**Mime – (play music – 'Jenny's lament') Children roll Mrs Burke on her back and silently and respectfully lift her and lay her out with her hands crossed over her chest. A vicar appears along with some villagers and they kneel at her side and say prayers then the vicar makes the sign of the cross, bows his head and leads everyone off slowly.**



**SD- four or 5 gym mats are held up to make a sea background again. Enter 2 children wearing scuba masks and flippers. The cannon is centre stage.**

**Narrator 10 - Over 200 years later, two local men were out scuba diving close to Thurlestone Rock when they found a large heavy metal object buried under the water under the sand. With the help of other divers, they unearthed an extremely old cannon and brought it into shore to examine it.**

**Narrator 11 - One of the men was called Kendall Macdonald and he was an author who wrote books about shipwrecks. His research taught him that the cannon once belonged to the Chanteloupe that was wrecked in Thurlestone Bay . It is thanks to him that we now know the history of the cannon and the story behind the disaster.**

**Narrator 12 - So next time you pass the cannon in Thurlestone. Please spare a thought for Captain Tobin, his crew and Mrs Burke who all perished in the storm of 1772.**

## ***Thurlestone Cannon inspires a blast from the past as children re-enact a ship's final moments.***

Children at All Saints Primary have been re-living the last moments of the great sailing vessel, the Chanteloupe as she made her final voyage back from the West Indies to England in 1772. In a short dramatisation written by Mrs Carey Ryan-Carter, the children took on the roles of crew and passengers to represent the ship's fateful journey across the Atlantic, culminating in the ferocious storm which hit the South West and drove ships ashore all along the south coast over 200 years ago.

The crew set sail in high spirits as they load on board prized belongings, furniture, paintings and passengers led by very capable seaman Captain Tobin (aka Jamie Hanmer Grant) treating us along the way to a dance of the old seafarer's favourite, 'the sailor's hornpipe'. One particular passenger of note is Mrs Burke who, with her contacts in high society and parliament, was a woman of some substance.

The initial part of the voyage goes well but the crew soon find themselves in trouble as they are driven towards Thurlestone Rock in gale force winds and pounding waves, cleverly portrayed by the children with sea coloured swathes of paper and the swaying movements of the ship.

The vessel eventually comes aground forcing the crew and passengers to swim for their lives or to be washed ashore by the crashing surf. Mrs Burke (well played by Imogen Williams) makes sure she is wearing her finest robes and jewellery in the hope that she'll be recognised as a woman of importance. However, she is washed half drowned and unconscious ashore where history tells us she was stripped of her precious rings and earrings by 'savage' locals.

The drama takes on a sombre tone as we see the body of poor Mrs Burke discovered some time later. (She was subsequently given a proper Christian burial by Mrs Ilbert from Horswell House) The youngsters depict this part with a quiet dignity and had clearly understood the tragedy and sadness of the events surrounding the Chanteloupe.

We then forward a couple of hundred years to 1989 when local diver Neville Oldham discovers the ship's cannon buried under 5 feet of sand under 10 feet of water (nicely played by the boys complete with flippers, masks and snorkels). The cannon\* is eventually brought to shore at Hope Cove with the help of local writer and diver, Kendall McDonald, before finding its final place of rest opposite the shop in Thurlestone for all to see.

Mrs Ryan-Carter was rightly proud of how the children immersed themselves into the roles of the characters, especially since they learnt the entire play during the morning and performed it in the afternoon. By bringing history to life, the children could imagine how terrified those on board must have been during the storm as well as learning about an important local historic event. Well done to all those involved and the children for their enthusiasm and energy!

### **Sian Williams**

\* *The cannon is one of numerous non-designated parish heritage assets that have been identified by the community to be included in the Neighbourhood Plan.*

And there was artwork too.....



The children made a miniature model of all the Thurlestone Heritage assets trail out of paper mache. Above can be seen the main street in Thurlestone, the thatched cottages, the Grade II \* Listed Church - and Thurlestone Phone Box.

19 July 2017.

# APPENDIX J:

“THE ARCHAEOLOGY OF BANTHAM HAM”

11 May 2017



## **The Archaeology of Bantham Ham**

Thursday 11<sup>th</sup> May at 7:30pm

Thurlestone Parish Hall

Speaker: Stephen Reed  
Senior Historic Environment Officer  
Devon County Council

**Everyone Welcome**

**Admission Free**

## The Archaeology of Bantham Ham - 11th May 2017

Over 100 people attended this talk in the Parish Hall by Stephen Reed, Senior Historic Environment Officer at Devon County Council. Aside from local residents, there were people from all over the South Hams and representatives from various organisations and interest groups, including, the Aune Conservation Association, South West Coast Path Association and Save Bantham Campaign.

Stephen's role as Senior Historic Environment Officer involves providing heritage advice to the local planning authorities and developers in Devon. He previously worked for Exeter Archaeology and has undertaken archaeological fieldwork across Devon and the South West, including the two most important archaeological excavations at Bantham in recent years.



In his Talk, Stephen described Bantham's important role as a trading port with the Mediterranean in the 5th and 6th centuries, evident from the quantity of ceramics recovered which is second only to that from Tintagel; he explained how the remains of a Roman enclosure were discovered under the car park by the toilet block; and reminded us of the statutory protection provided by the Scheduled Ancient Monument legislation and reasons why Bantham is on the Heritage at Risk Register, due to its national archaeological significance and vulnerability to visitor erosion.

His talk was accompanied by fascinating slides, including those of the 1997 and 2001 archaeological investigations in which he took part.



# APPENDIX K:

## COMMUNITY WiFi SCHEME

22 August 2017

PUBLIC MEETING

**MOBILE TELEPHONE SIGNAL AND BROADBAND**

**TUESDAY 22<sup>nd</sup> AUGUST  
AT THURLESTONE PARISH HALL 7.00pm**

A PRESENTATION WILL BE MADE BY BUSH BROADBAND OF OKEHAMPTON  
TO SET UP A WIFI NETWORK WHICH  
WILL PROVIDE BOTH AN IMPROVED  
BROADBAND SPEED AND MOBILE TELEPHONE SIGNAL  
FOR THE BENEFIT OF BANTHAM, BUCKLAND AND BIGBURY

ANYONE WITH A PROPERTY IN ANY OF THESE VILLAGES IS URGED  
TO ATTEND

THE VIABILITY OF THE PROJECT DEPENDS ENTIRELY ON THE NUMBER OF  
PEOPLE WHO ARE WILLING TO SUBSCRIBE

THE SCHEME WILL BE OF INTEREST TO BOTH RESIDENTS AND  
HOLIDAY HOME OWNERS.

# The Parish of Buckland, Bantham and Thurlestone Community WiFi

## Background

The Parish has poor to no mobile signal, and the survey conducted by the Neighbourhood Plan showed 80% in favour of developing a Community WiFi system to address this issue. Since then, it has become apparent that O2 are likely to solve the problem in Thurlestone, but that still leaves Buckland and Bantham without a solution.

## Current Situation

After several false starts, we have found a Company – Bush Broadband, of Okehampton – who are keen to work on this project. They have currently offered 3 possible scenarios.

1. They set up a WiFi network at their expense, using our contacts on the ground and we see what the take up is and then add the developments we want to the system on an ad hoc basis as funds become available.
2. They carry out a free drone survey when they survey the Flete Estate, set up a basic 18 month pilot system in Bantham Car Park and immediate beach area – budget £2,000 - 3,000, plus VAT – visitors keep the system running with purchases of WiFi tokens. If it does not prove successful in first year or two the system is dismantled.
3. We invest £1,500 and they provide a detailed beach survey and we spend £5,000 - £8,000, plus VAT, on a dedicated system covering the beach areas in question.

Whether we like it or not, this project cannot proceed without the approval, involvement, and possibly the financial support, of Bantham Estates. They own the best site for the base station transmitter, nearly all the land/buildings on which receivers/repeaters would be sited, and would provide the majority of users, in the form of visitors to the beach. In addition, we discovered last week that the Estate has already set up a basic WiFi network, which only covers the Car Park, serving the businesses operating there, and visitors who realise that it exists. It isn't advertised, but it is free. We think that this makes option 1, above, impractical, however the imminent arrival of Tribal Clash could be just the catalyst needed to generate the cash needed for a better scheme, which would remain after the event as a legacy benefit to the Community.

## Technical matters

The best location for the base station transmitter is on the boundary between the field, and the wood, adjoining The Downs. This position gives line of site to Bantham and Buckland, and is close to BT Cabinet 4, which can provide fibre optic backhaul connection for the system.

The transmitter, and the receivers/repeaters can be housed in nesting boxes, on standard telegraph poles, like this:  
as the  
many  
are  
it isn't



There are existing BT poles at the transmitter site, and with the wood background, another pole will be virtually invisible. There are also poles at Bantham, so again, one or two more shouldn't cause a problem. Ideally, of course, we could use BT's existing poles, and they supposed to co-operate, but in practice, they make it so difficult that feasible.

## Conclusion

We request the authority of the Parish Council to meet, on their behalf, with Bantham Estates, to investigate the feasibility of bringing this project to a successful conclusion. It would also be helpful to know the Council's position on making a financial contribution to the system.

# APPENDIX L:

COMMUNITY HEATING QUIZ  
17 October 2017

## **Poster on the Thurlestone Parish Website**

### **Have your say on Thurlestone's energy future!**

Thurlestone Parish Council is investigating the opportunities for exploiting our Devon woodlands to provide local heat for Thurlestone. The council has secured a small amount of funding to look at the local opportunities and seek the input of the local residents, businesses and community organisations as to how Thurlestone can generate and distribute its own heat.

The project would look at generating heat for local community buildings and residents. This will make local community facilities more sustainable both environmentally and economically and hopefully safeguard these resources for the future. Any eventual installations would be funded by local investment while excess profits will provide grant support to local good causes. This would also retain finances within our local economy and stop it being lost to the big multinational energy supply companies.

Thurlestone Parish Council have contracted local renewable energy consultants DARE to carry out a feasibility study and is looking for local volunteers who would be interested in forming a working group to engage and influence this process.

#### **For more information please contact:**

Email Chris White: [cgwonthenet@themed.co.uk](mailto:cgwonthenet@themed.co.uk)

Phone DARE: 01837 89200 or Email: [info@devondare.org](mailto:info@devondare.org)

# Thurlestone Parish Council



## Thurlestone Community Heat Project

Thurlestone Parish Council have commissioned a study, being undertaken by DARE, to look at the viability of community renewable energy in the local area. The study has been funded by the Rural Community Energy Fund to establish the scope for a biomass district heating scheme in the village of Thurlestone.

Sustainable locally owned renewable energy projects can generate income, because at the moment renewable generation attracts incentive payments for the electricity and heat that they provide. Renewable technology also has the potential to save local organisations and businesses money by reducing their energy bills. The renewable energy systems can be installed and maintained by local businesses, helping to grow the local economy, safeguarding jobs and incomes. While finance can be retained within the local economy, due to local investment.

Profits from the energy projects go to paying back investors; the idea being to have as many local investors as possible. Any revenue left over can be allocated to a community fund, for use on other local projects, which do not have to be energy related.

DARE are investigating potential heat generating projects in partnership with a Thurlestone working group. This feasibility study will then arm the Thurlestone community with a robust evidence base from which to develop sustainable energy projects.

If you would like to find out more about community renewable energy please contact the DARE team to register your interest. You will then be kept updated about upcoming events, meetings and project progress.

Please contact Kirsty Tooke in the DARE office on 01837 52600 or by email [kirsty@devondare.org](mailto:kirsty@devondare.org)



# Thurlestone Parish Council

## Rural Community Energy Fund (RCEF)

RCEF is a £15 million programme, delivered by WRAP and jointly funded by the Department for Environment, Food and Rural Affairs (Defra) and the Department of Energy & Climate Change (DECC). It supports rural communities in England to develop renewable energy projects which provide economic and social benefits to the community.

For more information on RCEF, visit [www.wrap.org.uk/renewables](http://www.wrap.org.uk/renewables)

RCEF Facebook link [www.facebook.com/RuralCommunityEnergyFund](http://www.facebook.com/RuralCommunityEnergyFund)

WRAP's vision is a world where resources are used sustainably. It works in partnership to help businesses, trade bodies, local authorities, communities and individuals looking for practical advice to improve resources efficiency that delivers both economic and environmental benefits. First established in 2000, WRAP is a registered charity. WRAP works with UK governments and other funders to help deliver their policies on waste prevention and resources efficiency.



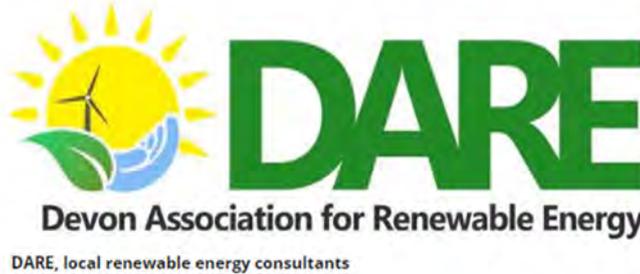
# Thurlestone Village are looking into new sources of heat fuel

Wednesday, 20 September 2017 By Charley Adams in Technology

0  
Post a comment

**Thurlestone Parish Council is investigating the opportunities of exploiting our Devon woodlands to provide heat fuel for residents.**

The council has managed to secure some funding to look into how Thurlestone can generate and distribute its own heat. The scheme will attempt to gather information about how parishioners, businesses and community organisations would feel about the project.



The preliminary intention is to look at providing local heat for community buildings and residents, that would be more sustainable, economically and environmentally. This would hopefully create safer opportunities for the future. All of which would be funded by local investment with the excess profits going towards grant support for good local causes. Consequently, this would help the local area retain finances within the South Hams economy, preventing it being lost to large multi-national energy supply companies.

The Parish Council have contracted DARE, local renewable energy consultants to undertake a feasibility study. Alongside which, they are searching for local volunteers who would be interested in getting involved in a working group to enhance this process.

The village of Thurlestone is the lead in this initiative because of the location of the village due to its position off the main gas grid. Initially the village did express an interest in searching for alternatives away from the common reliance on more expensive heating fuels. Within the community there is a desire to develop a resilience to normal heating fuels and investigate the possibility of having a community owned energy model.

The initial pre-feasibility work led by South Devon Woodfuel Hub, looked for locations which could explore the use of local wood fuel for heat generation and consequently support the local economy, which is where Thurlestone got involved. It led to the Thurlestone Neighbourhood Plan group enquiring in its consultation whether there was any local interest in the project. Which revealed that 63% of parishioners who responded would support the development of a community heating system.

After which, a member of Thurlestone Neighbourhood Plan made contact with DARE who wrote the original pre-feasibility study which will determine if the project would be technically and financially viable.

The future of this project will be an interesting venture for Thurlestone which could impact the local environment and community.

- Advertise**  
Ask about advertising on our websites
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Have a story you want to share?
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The printed edition online
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Email: ads@southhams-today.co.uk + More News

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## Contact Us

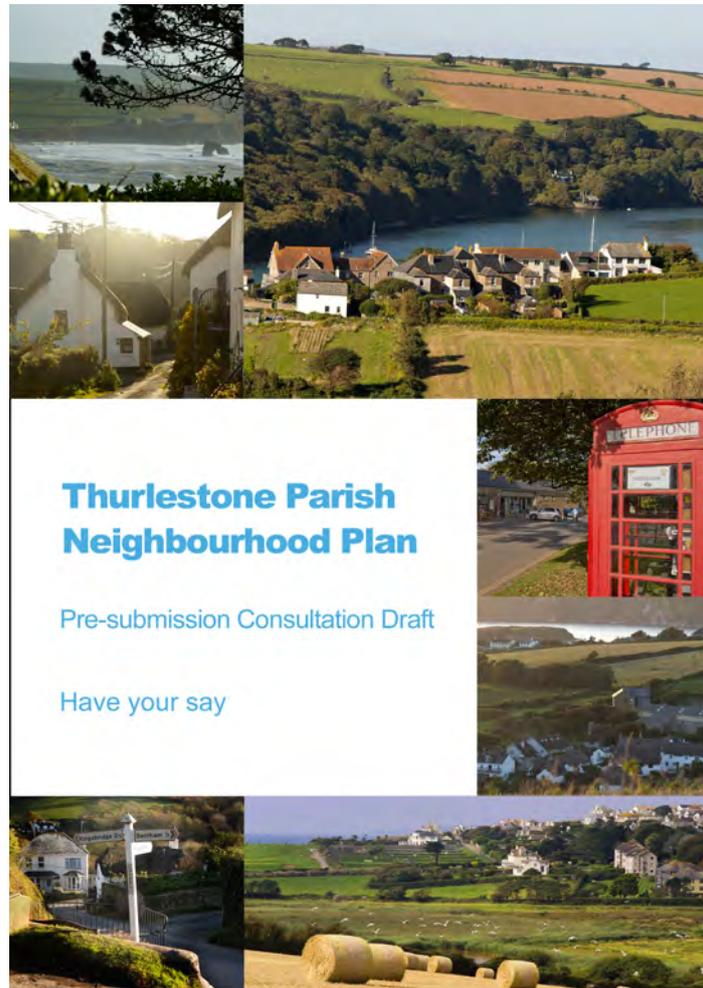
101-103 Fore Street,  
Kingsbridge,  
Devon, England,  
TQ7 1AF  
Tel: 01548 856353  
Email: stuart.nuttall@southhams-today.co.uk

## Connect



# APPENDIX M:

Pre-submission Consultation  
15 September – 27 October 2017



Consultation period: 15<sup>th</sup> Sept – 27<sup>th</sup> Oct 2017

The Plan will be available on the parish website from 15<sup>th</sup> Sept and at consultation sessions in the parish hall on Saturday 30<sup>th</sup> Sept, 7<sup>th</sup>, 14<sup>th</sup> & 21<sup>st</sup> Oct between 10.00 am and 12.00 noon

Comments forms will be available online and at the above consultation sessions



**The Thurlestone Parish Neighbourhood Plan is now available for consultation. This six-week statutory consultation period ends at 5 pm on Friday 27<sup>th</sup> October.**

*The Plan can be seen at  
<http://www.thurlestoneparish.co.uk/>  
and at the following consultation sessions:*

**Saturday 30<sup>th</sup> September  
Saturday 7<sup>th</sup> October  
Saturday 14<sup>th</sup> October  
Saturday 21<sup>st</sup> October**

**10am – 12 noon in the Parish Hall**

**Please let us have your comments!**

## THURLESTONE PARISH NEIGHBOURHOOD PLAN OVERVIEW

This draft Plan has been produced by members of our community who have volunteered their time in response to the government's Localism Act 2011 which gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. The Plan is based on information gathered over the past two years from conducting surveys and meetings across a wide spectrum of the community.

The Plan focuses on 29 policies identified by the prefix "TP" which denotes Thurlestone Parish. These policies will have legal weight once the Plan has been made (adopted) and will become part of the development plan used to decide all planning applications within the parish. They must be taken into account by the local planning authority, South Hams District Council. Our own parish council must also use these policies to support their comments on all planning applications.

### The Structure of the Plan

The Plan is set out in 9 sections with Appendices.

Sections 1 and 2 cover the aim and purpose of the Plan. They explain how the community's Vision - which received overwhelming support in the responses to the Questionnaire - will be delivered. Sections 3-9 cover the individual topics: Housing, Local Economy, Wellbeing, Heritage, Environment, Infrastructure and Resources.

Each section starts with objectives (in green boxes), the background to that section, the planning context and policies (in blue boxes). Each policy is followed by the justification for that policy and the relevant higher-level policies and material considerations, which include the National Planning Policy Framework. A summary of the policies is available on this website and at the advertised consultation sessions.

### Your comments

Please note that this Plan is a working document for use by planning officers, district and parish councillors, landowners, developers and residents, planning inspectors and the Court. It is not an anti-development Plan - on the contrary, it supports the right type of development in the right places. It is therefore important that your comments are positive and constructive.

### Next steps

Following on from this consultation and taking into account all the comments received, the Plan will be submitted to South Hams District Council which - following their own six-week public consultation - will submit it to an independent examiner. It will then be for the examiner to decide whether the Plan can proceed to a local referendum.

## THURLESTONE PARISH NEIGHBOURHOOD PLAN: A SUMMARY OF THE DRAFT POLICIES

*Please note that all policies are subject to specific criteria that take into account local circumstances, specifically, the South Devon AONB, the Heritage Coast and the Undeveloped Coast.*

- TP1** All proposals must meet certain general development principles relating to residential amenity, design, infrastructure, dark skies, the natural environment, historic environment and traffic impact.
- TP2** Settlement boundaries are designated for Buckland and Bantham, and the Thurlestone settlement boundary has been updated.
- TP3** Affordable housing will be supported as infill within the designated settlement boundaries and on sites that would not normally be used for housing if it meets clearly identified local housing needs.
- TP4** Open market housing will be supported as infill within the designated settlement boundaries if it reflects clearly identified local housing needs but will be restricted elsewhere.
- TP5** The reuse of farm and rural buildings for residential purposes will be supported if they are no longer viable for agricultural or any other economic use.
- TP6** All new open market housing (excluding replacement dwellings) will be subject to a principal residence requirement.
- TP7** Replacement dwellings and extensions must meet certain criteria.
- TP8** Economic development will be supported, including homeworking and flexible working practices.
- TP9** The expansion of existing shops, cafes and restaurants, B&Bs, hotels and pubs will be supported.
- TP10** New premises for cafes and restaurants, arts and crafts workshops, farm and surf/water sports shops will be supported.
- TP11** The expansion of existing caravan and camp sites where there is a proven need will be supported but not new caravan, camp and chalet sites.
- TP12** A new business hub with shared facilities for small businesses will be supported.
- TP13** New small-scale marine-related workshops will be supported.

- TP14 More storage space for local business or commercial use will be supported but not the loss of storage space.
- TP15 The conversion of farm and rural buildings for local business, commercial or storage purposes will be supported.
- TP16 The loss of employment land, business and commercial premises will be restricted.
- TP17 New footpaths and cycle tracks will be supported.
- TP18 More play areas and youth facilities for recreational and sports purposes will be supported but not on or within the immediate vicinity of any of the beaches.
- TP19 More open space, sport and recreational use of land will be supported where there is a proven demand.
- TP20 The loss of open space, sport and recreation land and facilities will be restricted.
- TP21 Locally significant heritage assets that have no statutory protection will be conserved and enhanced.
- TP22 Strict criteria will govern the natural environment, including the protection of long uninterrupted views, woodland and wildlife.
- TP23 The management of coastal erosion and dune preservation will be supported.
- TP24 Community WiFi will be supported.
- TP25 A new car park on a greenfield site for any of the villages will be supported.
- TP26 An air ambulance night landing site will be supported.
- TP27 Solar panels and arrays on or close to farm buildings will be supported but not in the open countryside unless their impacts are addressed.
- TP28 Wind turbines will only be supported where they are on or close to farm buildings and have community support.
- TP29 A small-scale community heating scheme for Thurlestone will be supported dependent on its feasibility.

## THURLESTONE PARISH NEIGHBOURHOOD PLAN

### PRE-SUBMISSION CONSULTATION UNDER REG 14 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS (2012)

**Consultation period: Friday 15<sup>th</sup> September to Friday 27<sup>th</sup> October 2017**

**Deadline for comments: 5pm on Friday 27 October 2017**

All comments received by the above date will be considered by the Neighbourhood Plan Steering Group and may be used to amend the draft Neighbourhood Plan before it is submitted to South Hams District Council. A summary of all comments and how they were considered will be reproduced in a Consultation Statement which will be made available along with the amended Neighbourhood Plan at a future date.

**Please note that we will not accept anonymous comments and that your comments will be made public but not your contact details.**

<b>Name</b>	
<b>Organisation (if applicable)</b>	
<b>Address</b>	
<b>Postcode</b>	
<b>Tel no</b>	
<b>Email</b>	

To view the draft Neighbourhood Plan please use the following link:

<http://www.thurlestoneparish.co.uk/pre-submission-consultation>

Paper copies will also be available at the advertised consultation sessions and by contacting the following members of the Steering Group:

Tony Goddard (Bantham) 560327  
Gary Luddington (Buckland) 560287  
Sue Crowther (Thurlestone) 560098

**Please turn over**

Please complete and return ONE form for every comment made.

Please tell us which paragraph or policy number your comment refers to and provide any information to support your comment.

Paragraph or Policy no	
------------------------	--

<p><b>Please use this box for your comment</b></p>
--

**Thank you for completing this form.**

Please return this form to the Neighbourhood Plan Steering Group by either placing it in one of the sealed boxes at the Thurlestone or Bantham village shop or by bringing it along to one of the consultation sessions in the Parish Hall between 10 am and 12 noon on the following dates:

Saturday, 30<sup>th</sup> September  
Saturday 14<sup>th</sup> October

Saturday 7<sup>th</sup> October  
Saturday 21<sup>st</sup> October

# APPENDIX N:

LIST OF CONSULTEES  
15 September 2017

## List of consultation bodies: para 1 of Schedule 1, Neighbourhood Planning (General) Regulations 2012

South Hams DC Neighbourhood Planning Team Affordable Housing officer, SW Devon	<a href="mailto:NeighbourhoodPlan@swdevon.gov.uk">NeighbourhoodPlan@swdevon.gov.uk</a> <a href="mailto:Mandy.Goddard@swdevon.gov.uk">Mandy.Goddard@swdevon.gov.uk</a> <a href="mailto:Alex.Rehaag@swdevon.gov.uk">Alex.Rehaag@swdevon.gov.uk</a>
Devon CC Historic Environment Team  Footpaths Highways Public Health Cllr Rufus Gilbert	<a href="mailto:customer@devon.gov.uk">customer@devon.gov.uk</a> <a href="mailto:Stephen.reed@devon.gov.uk">Stephen.reed@devon.gov.uk</a> <a href="mailto:Marrina.Neophytou@devon.gov.uk">Marrina.Neophytou@devon.gov.uk</a> <a href="mailto:ros.davies@devon.gov.uk">ros.davies@devon.gov.uk</a> <a href="mailto:steve.gardner@devon.gov.uk">steve.gardner@devon.gov.uk</a> <a href="mailto:healthandwellbeing@devon.gov.uk">healthandwellbeing@devon.gov.uk</a> <a href="mailto:cllr.gilbert@southhams.gov.uk">cllr.gilbert@southhams.gov.uk</a>
Thurlestone PC	<a href="mailto:gacmartin@aol.com">gacmartin@aol.com</a>
Bigbury PC Bigbury NP	<a href="mailto:clerk.bigburypc@gmail.com">clerk.bigburypc@gmail.com</a> <a href="mailto:valeriescott@bigbury.net">valeriescott@bigbury.net</a>
Aveton Gifford PC Aveton Gifford NP	<a href="mailto:peter.javes@btinternet.com">peter.javes@btinternet.com</a> <a href="mailto:daviddbparish@btinternet.com">daviddbparish@btinternet.com</a>
South Milton PC South Milton NP	<a href="mailto:south.milton@gmail.com">south.milton@gmail.com</a> <a href="mailto:tim.b.lewis@gmail.com">tim.b.lewis@gmail.com</a>
Churchstow PC	<a href="mailto:churchstowpc@gmail.com">churchstowpc@gmail.com</a>
Homes & Communities Agency	<a href="mailto:mail@homesandcommunitites.co.uk">mail@homesandcommunitites.co.uk</a>
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a>
Environment Agency	<a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a>
Historic England	<a href="mailto:e-sw@HistoricEngland.org.uk">e-sw@HistoricEngland.org.uk</a> <a href="mailto:david.stuart@HistoricEngland.org.uk">david.stuart@HistoricEngland.org.uk</a>
Highways Agency	<a href="mailto:ian.parsons@highways.gsi.gov.uk">ian.parsons@highways.gsi.gov.uk</a>
Highways England	<a href="mailto:info@highwaysengland.co.uk">info@highwaysengland.co.uk</a> <a href="mailto:planningsw@highwaysengland.co.uk">planningsw@highwaysengland.co.uk</a>

Marine Management Organisation	<a href="mailto:plymouth@marinemanagement.org.uk">plymouth@marinemanagement.org.uk</a> <a href="mailto:Consultations.mmo@marinemanagement.org.uk">Consultations.mmo@marinemanagement.org.uk</a>
BT Open Reach	<a href="mailto:NSRECEP@openreach.co.uk">NSRECEP@openreach.co.uk</a>
Three	<a href="mailto:Jane.evans@three.co.uk">Jane.evans@three.co.uk</a>
O2 and Vodafone	<a href="mailto:EMF.Enquiries@ctil.co.uk">EMF.Enquiries@ctil.co.uk</a>
EE Mobile	<a href="mailto:public.affairs@ee.co.uk">public.affairs@ee.co.uk</a>
OFCOM	<a href="mailto:Spectrum.Licensing@ofcom.org.uk">Spectrum.Licensing@ofcom.org.uk</a>
Plymouth Hospitals NHS Trust New Devon CCG	<a href="mailto:d-ccg.corporateservices@nhs.net">d-ccg.corporateservices@nhs.net</a> <a href="mailto:james.short@nhs.net">james.short@nhs.net</a> <a href="mailto:ian.turnbull@nhs.net">ian.turnbull@nhs.net</a>
National Grid	<a href="mailto:box.landacquisitions@nationalgrid.com">box.landacquisitions@nationalgrid.com</a> <a href="mailto:n.grid@amecfw.com">n.grid@amecfw.com</a>
Western Power Distribution	<a href="mailto:sacross@westernpower.co.uk">sacross@westernpower.co.uk</a>
South West Water	<a href="mailto:devplan@southwestwater.co.uk">devplan@southwestwater.co.uk</a> <a href="mailto:developerservicesplanning@southwestwater.co.uk">developerservicesplanning@southwestwater.co.uk</a>
Devon & Cornwall Police	<a href="mailto:sarahjanebarr@devonandcornwall.pnn.police.uk">sarahjanebarr@devonandcornwall.pnn.police.uk</a>
Devon Fire & Rescue Service	<a href="mailto:comments@dsfire.gov.uk">comments@dsfire.gov.uk</a>
All Saints' School	<a href="mailto:thurlestone@lapsw.org">thurlestone@lapsw.org</a>
Pearson Pre-School	<a href="mailto:QuinnLinda9@aol.com">QuinnLinda9@aol.com</a>
Devon & Cornwall HA	<a href="mailto:info@dchgroup.com">info@dchgroup.com</a>
South Devon Rural HA	<a href="mailto:steve@southdevonrural.com">steve@southdevonrural.com</a>
West Country HA	<a href="mailto:Nicholas.Pook@Westwardhousing.org.uk">Nicholas.Pook@Westwardhousing.org.uk</a>
Devon Air Ambulance Trust	<a href="mailto:t.russell@daat.org">t.russell@daat.org</a>
South Devon AONB	<a href="mailto:roger.english@southdevonaonb.org.uk">roger.english@southdevonaonb.org.uk</a>
Devon Wildlife Trust	<a href="mailto:contactus@devonwildlifetrust.org">contactus@devonwildlifetrust.org</a>
National Trust	<a href="mailto:michael.calder@nationaltrust.org.uk">michael.calder@nationaltrust.org.uk</a>

Woodland Trust	<a href="mailto:enquiries@woodlandtrust.org.uk">enquiries@woodlandtrust.org.uk</a>
RSPB	<a href="mailto:roberta.smith@rspb.org.uk">roberta.smith@rspb.org.uk</a>
Forestry Commission	<a href="mailto:Garin.Linnington@forestry.gsi.gov.uk">Garin.Linnington@forestry.gsi.gov.uk</a>
South West Coastpath	<a href="mailto:estherpearson@southwestcoastpath.org.uk">estherpearson@southwestcoastpath.org.uk</a>
Aune Valley Conservation	<a href="mailto:Sdmw2@btopenworld.com">Sdmw2@btopenworld.com</a>
Devon Countryside Access Forum	<a href="mailto:DevonCAF@devon.gov.uk">DevonCAF@devon.gov.uk</a>
South Hams CPRE	<a href="mailto:southhams@cpredevon.org.uk">southhams@cpredevon.org.uk</a>
National Farmers Union	<a href="mailto:south.west@nfu.org.uk">south.west@nfu.org.uk</a>
Devon Historic Buildings Trust	<a href="mailto:debbie@dhbt.org.uk">debbie@dhbt.org.uk</a>
The South Hams Society	<a href="mailto:viv@rathlyn.eclipse.co.uk">viv@rathlyn.eclipse.co.uk</a>
Civil Aviation Authority	<a href="mailto:windfarms@caa.co.uk">windfarms@caa.co.uk</a>
Tally Ho! Coaches Ltd	<a href="mailto:info@tallyhocoaches.co.uk">info@tallyhocoaches.co.uk</a>
Healthwatch Devon	<a href="mailto:info@healthwatchdevon.co.uk">info@healthwatchdevon.co.uk</a>
Kingsbridge Community Health and Social Care Team	<a href="mailto:Simon.chant@devon.gov.uk">Simon.chant@devon.gov.uk</a>
Quay Physio	<a href="mailto:info@physio.co.uk">info@physio.co.uk</a>
Carers Direct (SW) Ltd	<a href="mailto:sallyrichardson@outlook.com">sallyrichardson@outlook.com</a>
Devon Hearing Care	<a href="mailto:info@devonhearingcare.co.uk">info@devonhearingcare.co.uk</a>
South Hams CVS	<a href="mailto:cvs@southhamscvs.org.uk">cvs@southhamscvs.org.uk</a>
Saltstone Caring	<a href="mailto:info@saltstonecaring.org.uk">info@saltstonecaring.org.uk</a>
Community Energy Plus Tamar Energy Community	<a href="mailto:kate.royston@tamarenergycommunity.com">kate.royston@tamarenergycommunity.com</a>
Thurlestone PCC, All Saints' Church & Meeting Room	<a href="mailto:mailto:mewebbsite@btinternet.com">mailto:mewebbsite@btinternet.com</a>
Friends of Thurlestone Church	<a href="mailto:kigimarsh@gmail.com">kigimarsh@gmail.com</a>
Thurlestone Court	<a href="mailto:Thurlestone@seamoorcare.co.uk">Thurlestone@seamoorcare.co.uk</a>

Bantham Estate	<a href="mailto:estateoffice@greatwestestate.co.uk">estateoffice@greatwestestate.co.uk</a> <a href="mailto:rh@banthamestate.co.uk">rh@banthamestate.co.uk</a>
Court Park Farm (Geoffrey Stidston)	By hand
Higher Aunemouth Farm	<a href="mailto:alexcam@btinternet.com">alexcam@btinternet.com</a>
Tongue Park	<a href="mailto:annettelangman@yahoo.co.uk">annettelangman@yahoo.co.uk</a>
Ironoak Developments	<a href="mailto:william.hood@ironoak.co.uk">william.hood@ironoak.co.uk</a>
Kingsbridge & Salcombe Chamber of Commerce	<a href="mailto:info@kingsbridge-salcombe-chamber.co.uk">info@kingsbridge-salcombe-chamber.co.uk</a>
Heart of the South West LEP	<a href="mailto:info@heartofswlep.co.uk">info@heartofswlep.co.uk</a>
Thurlestone Garage/ Blight Engineering	<a href="mailto:blighting@gmail.com">blighting@gmail.com</a>
Timberjack	<a href="mailto:info@timberjack.co.uk">info@timberjack.co.uk</a>
Thurlestone Hotel and Village Inn	<a href="mailto:enquiries@thurlestone.co.uk">enquiries@thurlestone.co.uk</a>
Sloop Inn	<a href="mailto:enquiries@thesloop.co.uk">enquiries@thesloop.co.uk</a>
Bantham Shop	<a href="mailto:info@banthamstores.co.uk">info@banthamstores.co.uk</a>
Thurlestone Village shop	<a href="mailto:sarah.tyers@btconnect.com">sarah.tyers@btconnect.com</a>
Harbourmaster	<a href="mailto:Bantham.harbour@yahoo.co.uk">Bantham.harbour@yahoo.co.uk</a>
Holidaysplease	<a href="mailto:gretchen@holidaysplease.com">gretchen@holidaysplease.com</a>
Triocean Surf Shop	<a href="mailto:neil.girling1@virgin.net">neil.girling1@virgin.net</a>
AJ Hurrell – plumbing and heating	<a href="mailto:Hurrell19@btinternet.com">Hurrell19@btinternet.com</a>
Daisy Martin	<a href="mailto:daisy.martin@yahoo.com">daisy.martin@yahoo.com</a>
Way Ahead	<a href="mailto:phil@wayaheadworld.com">phil@wayaheadworld.com</a>
The Piggery Recording & audio post-production studio	<a href="mailto:adam.carey@btinternet.com">adam.carey@btinternet.com</a>
Kite Barn Repairs	<a href="mailto:kitebarn@gmail.com">kitebarn@gmail.com</a>
WHA (Architect)	<a href="mailto:hello@willhoarearchitect.co.uk">hello@willhoarearchitect.co.uk</a>
Wolf Rock	<a href="mailto:contact@thewolfrock.co.uk">contact@thewolfrock.co.uk</a> <a href="mailto:sarah@buyarib.com">sarah@buyarib.com</a>

Toad Hall	<a href="mailto:thc@toadhallcottages.co.uk">thc@toadhallcottages.co.uk</a>
Coast and Country	<a href="mailto:salcombe@coastandcountry.co.uk">salcombe@coastandcountry.co.uk</a>
Rest Assured	<a href="mailto:patsy@restassuredproperties.co.uk">patsy@restassuredproperties.co.uk</a>
Mead Management Company	<a href="mailto:bruce.murray@me.com">bruce.murray@me.com</a>
Church Farm Utilities Ltd (Porta Planning)	<a href="mailto:Lisawalton@portaplanning.com">Lisawalton@portaplanning.com</a>
Yarmer Estate	<a href="mailto:derekvalcowriehouse@talktalk.net">derekvalcowriehouse@talktalk.net</a>
Village Voice	<a href="mailto:rbnmacd@aol.com">rbnmacd@aol.com</a>
Art Club	<a href="mailto:Ming.smith@me.com">Ming.smith@me.com</a>
Parish of Thurlestone Society (POTS)	<a href="mailto:chrisandlisa@themead.co.uk">chrisandlisa@themead.co.uk</a>
Bridge Club	<a href="mailto:chrisandlisa@themead.co.uk">chrisandlisa@themead.co.uk</a>
WI	<a href="mailto:chrisandlisa@themead.co.uk">chrisandlisa@themead.co.uk</a>
Bantham Sailing Club	<a href="mailto:Jo@cottonspringfarm.co.uk">Jo@cottonspringfarm.co.uk</a> <a href="mailto:timfhunt@gmail.com">timfhunt@gmail.com</a>
Bantham Surf-Lifesaving Club	<a href="mailto:richardgowers@hotmail.com">richardgowers@hotmail.com</a>
Bantham Surf Academy	<a href="mailto:daverenaud@live.co.uk">daverenaud@live.co.uk</a> <a href="mailto:info@banthamsurfingacademy.co.uk">info@banthamsurfingacademy.co.uk</a>

# APPENDIX O:

## CONSULTATION COMMENTS AND NEIGHBOURHOOD PLAN STEERING GROUP RESPONSES

The table below summarises the comments submitted to the Regulation 14 draft Pre-submission Consultation Draft Neighbourhood Plan and how these comments have been considered by the Neighbourhood Planning Steering Group (NPSG) and have informed the amendments made in the Regulation 15 Submission version of the draft Neighbourhood Plan.

Consultee	Comments	NPSG response
<p><b>1. BT Open Reach</b></p>	<p><b>Paragraph 8.4</b>            Openreach provides Fibre To The Premise (FTTP) to all developments where there are 30 or more plots. This is ultrafast fibre with speeds up to 1Gbps. This can be provided to developments with less than 30 plots but a developer’s contribution would be required. I therefore recommend that a statement such as <i>"All major developments within xxxxxx local authority area will enable Fibre to the Premises (FTTP) with open access to provide ultrafast broadband capability and customer choice of service providers. For smaller schemes the Council will expect FTTP to be provided where practical and where this is not the case connection to broadband that will deliver</i></p>	<p>We have no site allocations and agree that FTTP is best dealt with at district level through the local plan.            No change</p>

	<p><i>speeds above 20Mbps</i>” is included in the local plan. I believe this will support the parish neighbourhood plan in its desire in delivering high speed broadband to all new developments.</p>	
<p><b>2. Environment Agency</b>          Marcus Salmon - Sustainable Places Planning Specialist</p>	<p>We support the objectives of the plan, especially the objective to <i>‘conserve and enhance the Parish’s natural environment for future generations of residents and visitors.’</i> Likewise we support <b>Policy TP1</b> in respect of General Development Principles (especially with regard to the natural environment and infrastructure provision), <b>Policy TP22</b> in respect of the Natural Environment and <b>Policy TP23</b> regarding Coastal Management.</p> <p>However, we note that there are no references in the draft plan to other issues pertinent to the Environment Agency, in particular flooding and water quality. For information, a copy of <a href="#">our letter of 20 April 2015</a> to South Hams District Council in response to the neighbourhood area designation consultation is provided below. Our letter highlighted the main issues with regard to flood risk, coastal erosion and water quality in the parish.</p>	<p>Support for the Plan Objectives and Policies TP1 – General Development Principles, TP22 – The Natural Environment and TP23 – Coastal Management are welcomed.</p> <p>Thank you for forwarding us your letter of 20 April 2015 to SHDC.</p> <p>Since managing flood risk and water quality impacts are the subject of DEV 37 of the emerging JLP and no sites are allocated in the Plan, we do not propose to repeat the policy.</p> <p>In terms of coastal erosion, the supporting text of TP23 – Coastal Management has been amended to refer to the current Shoreline Management Plan for the area.</p>

<p><b>3. Highways England</b> Gaynor Gallacher – SW Operations Division</p>	<p>Highways England is responsible for operating, maintaining and improving the strategic road network, which in this case comprises the A38(T) which runs some distance to the north of the plan area. As the plan area is therefore located some distance from our network we have no comments to make on the plan’s proposed policies.</p>	<p>Noted. No change.</p>
<p><b>4. Historic England</b> David Stuart, Historic Places Adviser South West</p>	<p>Such is the number of neighbourhood plan consultations we receive we are unable to respond to them all in as much detail as we would wish. Our attention tends to focus on those which include site allocation proposals as these have the greatest potential for impact on heritage assets. We note that the Thurlestone Plan doesn’t include such policies but the degree of emphasis given by it to the protection and enhancement of local historic character has attracted our attention.</p> <p>Many Plans share similar aspirations but not all develop them to the extent displayed by Thurlestone’s. Not only is there a specific schedule of identified non-designated assets substantiated by evidence but a dedicated policy. We are further impressed by the creation of the Assets Trail as a tangible</p>	<p>Support for the degree of emphasis given in the Plan to the protection and enhancement of local historic character, specifically, the School Heritage Trails and Policy 21 – Non-designated Heritage assets, is welcomed.</p>

	<p>demonstration of the wider involvement of the community in celebrating and valuing its distinctive heritage.</p> <p>It therefore remains only for me to offer our congratulations to your community on the preparation of its Plan. Unless the Plan changes significantly we do not envisage needing to make further comment as it moves forward and we wish it well in its progress to being made.</p>	
<b>5. Marine Management Organisation</b>	<p>The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the <a href="#">MMO's formal response</a>.</p>	Noted. No change.
<b>6. National Grid</b> Robert Deanwood – Consultant Town Planner	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus. National Grid has identified that it has no record of such apparatus within the</p>	Noted. No change.

	<p>Neighbourhood Plan area.</p> <p><a href="#">National Grid's full response</a> is set out in its letter dated 28 Sept 2017</p>	
<p><b>7. Natural England</b> Darren Horn Planning Adviser – Devon, Cornwall and Isles of Scilly Team</p>	<p>We are pleased to see that the richness of the local environment and the value placed upon it by the local community comes through in this document.</p> <p>It is stated in paragraph 7.12 that there are no statutory sites for biodiversity in the parish. However, there is an area of nationally designated Marine Conservation Zone along the western border (Devon Avon Estuary MCZ). This could be incorporated into the map in Figure 24.</p> <p>In addition to designated sites the Parish contains many areas of Priority Habitat, including deciduous woodland, good quality semi-improved grassland, traditional orchards and coastal and floodplain grazing marsh. We are pleased to see that the document supports habitat creation, connecting these assets together through an integrated green infrastructure plan would help to boost biodiversity and increase the local</p>	<p>Support for the value placed upon the local environment by the local community in the Plan is welcomed.</p> <p>The Devon Avon Estuary MCZ has not yet been designated. <i>[NE has since asked us to disregard this comment.]</i></p> <p>Agreed. We have added a further criterion in TP22 relating to priority species and priority habitats and amended the supporting text accordingly.</p>

	<p>environment's resilience to the effects of climate change. There may already be a strategy in the emerging Joint Local Plan, in which case the NP may be able to complement it at a more local level.</p> <p>There is some confusion in the document around land allocations. It needs to be made clear as to whether the extensions to Thurlestone's settlement boundary constitute allocations: Appendix A (page 98) that <i>'Individual plots or small-scale development sites that provide rounding off opportunities in areas physically and visually related to the built form of the settlement are included'</i>.</p>	<p>The land referred to in the south-east corner of Thurlestone shown in Figure 7 is a consented scheme of 8 dwellings, which is presently under construction and being marketed. <i>[NE has since confirmed that it is happy with this clarification.]</i></p>
<p><b>8. South West Water</b></p>	<p>No comment at present, but happy to provide further comment as and when development proposals are formalised.</p>	<p>Noted. No change.</p>
<p><b>9. RSPB</b> Helene Jessop – Assistant Conservation Officer</p>	<p><b>Paragraph no 2.19: Vision</b> Suggest a more ambitious vision for the natural environment, so recommend amending from <i>"the preservation of the natural environment"</i> to <i>"conservation and enhancement of the natural environment"</i>. Nature is in trouble and many species are in decline, so an ambition to enhance as well as protect the various natural</p>	<p>Agreed. The Vision has been amended.</p>

	<p>and farmed habitats in the parish will be beneficial.</p> <p><b>Policy No TP5: Reuse of Farm and Rural Buildings</b></p> <p>Re part IV, in our view it is not adequate to just require appropriate ecological survey to assess impact of proposals, there needs to be an amendment to include the requirement that any adverse impacts will be appropriately mitigated. Many farm and rural buildings will host protected species including bats and barn owls, and other species such as swallows. Re-use including conversion should take account of legal requirements and ensure that provision is made for continued presence of those species via appropriate integral nest/roost sites. Additionally such re-use is an opportunity to provide enhancements for wildlife, eg, via integral 'nest bricks' that provide cavities suitable for use by a range of birds including house sparrows, starlings and swifts, all of which are in decline. Suggest the amendment is <i>" . . . on protected species, to propose appropriate mitigation and ensure that, as a result of the development, there is no loss of existing biodiversity interest."</i></p>	<p>Agreed. TP5 criterion IV has been amended.</p>
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	<p><b>Policy TP15: Change of use of Farm and Rural Buildings</b>  Same comment as for Policy TP5.  Suggest the amendment is "<i>. . . on protected species, to propose appropriate mitigation and ensure that, as a result of the development, there is no loss of existing biodiversity interest.</i>"</p> <p><b>Policy TP22: The Natural Environment</b>  Recommend amendment to include commitment that biodiversity is protected and enhanced. Suggest II is amended to "<i>any proposals that affect wildlife sites and habitats should be minimised and, where there is likely to be harmful impact on protected and priority species or priority habitats, proposals for mitigation and or compensation as necessary form part of the application. Opportunities to provide enhancement for biodiversity should be included whenever possible.</i>"</p> <p><b>Chapter 6: The Natural Environment</b>  The RSPB recorded 5 breeding territories of cirl buntings in Thurlestone Parish in the most recent national cirl bunting survey in 2016. Three of these territories were between Thurlestone and Buckland and it is possible that development within the proposed settlement</p>	<p>Agreed. TP15 has been amended.</p> <p>Agreed. TP22 criterion II has been amended.</p> <p>Agreed. The supporting text on biodiversity has been amended to refer to the findings of the RSPB's 2016 cirl bunting survey.</p>
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	<p>boundaries may remove habitat used as part of those territories. While the RSPB does not have an in principle objection to such development, we wish to highlight the need to ensure that appropriate mitigation/compensation measures are proposed. As ciril buntings need a mix of hedges/scrub (for nesting sites), invertebrate-rich grasslands (summer feeding sites) and weedy areas (winter feeding sites), simply retaining existing hedges or planting new ones may not be sufficient, so providing replacement areas of suitable habitat equivalent to that lost to any development is recommended so that Thurlestone can retain its ciril bunting population. Prior to the 2016 survey, the RSPB had not recorded ciril buntings breeding in the parish in previous surveys, so the 2016 results are a sign that the parish includes suitable farmland habitats for this rare farmland bird (South Hams district supports c60% of the UK population). Farmland that supports ciril buntings will support other wildlife too. To retain ciril buntings, it is important that Thurlestone retains mixed farming (pasture and arable) of the type that provides habitat for grasshoppers and plenty of seeds for birds in winter (eg, from weedy winter stubbles).</p>	
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<p><b>10. Devon Countryside Access Forum (DCAF)</b> Hilary Winter – Forum Officer</p>	<p>I am attaching the <a href="#">DCAF's position statement on Neighbourhood Plans</a>. The Forum would be grateful if you could cross-reference the Plan against this statement to ensure that all the matters raised have been considered during the process.</p>	<p>Noted. No change.</p>
<p><b>11. Devon County Council - Historic Environment Team</b></p>	<p><b>Introduction and Around the Parish</b> Overall, a good insight into the character of the parish assisted with stunning pictures.</p> <p><b>6. Heritage – Objective</b> Suggest taking out the word ‘certain’ and also include protection of designated heritage assets.</p> <p><b>Para 6.1 (Background)</b> Re number of listed buildings and absence of reference to Scheduled Monuments and other heritage assets.</p> <p><b>Policy TP5: Reuse of farm and rural buildings</b> Suggest V – any application must be supported by the required archaeological surveys and reports in order to assess the impact of the proposed development on the building and provide a record of the historic fabric.</p>	<p>Support for the Plan’s Introduction and Around the Parish are welcomed.</p> <p>Agreed. The word ‘certain’ in the Heritage Objective has been deleted.</p> <p>Most of Historic England’s Grade 2 listed buildings in the parish comprise 2 or more individual properties (as listed on page 69). There are references in paras 6.3 and 6.4 to the Scheduled Monuments, but the Plan focuses on non-designated heritage assets which have no statutory protection.</p> <p>Agreed. TP5 has been amended.</p>

	<p><b>Policy TP15: Change of use of farm and rural buildings</b></p> <p>Suggest IV – any application must be supported by the required archaeological surveys and reports in order to assess the impact of the proposed development on the building and provide a record of the historic fabric.</p> <p>The Historic Environment Team’s <a href="#">full response</a> is set out in its letter of October 2017 and attached <a href="#">baseline information</a>.</p>	<p>Agreed. TP15 has been amended.</p>
<p><b>12. Thurlestone Golf Club</b> Manager, Simon Bawden</p>	<p><b>Section 5. Wellbeing</b> <b>Para 5.19 (Change of Use to OSSR)</b></p> <p>Correction to reference to 1,040 full-time members of Thurlestone Golf Club. The correct breakdown of membership is</p> <p>Full 533 80 yrs + 48 Social 229 Intermediate 43 Juniors 86 of which 12% are girls Tennis 81 Giving a total membership of 1020</p>	<p>Agreed. Para 5.19 has been updated.</p>

	<p><b>Section 5 - Wellbeing</b></p> <p>As a key stakeholder and substantial employer in the local area Thurlestone Golf Club with 12 tennis courts provides recreational facilities for the local and wider community. The health benefits of sport and in particular golf have been well documented. TGC also attracts tourism through visiting golfers from all over the South West and beyond. It also maintains significant section of the coastal landscape (providing Thurlestone its unique character) and takes an active and responsible role in defending and, insofar as possible, mitigating the effects of erosion on the coastal path. Furthermore it maintains three beaches that are open to and used by residents and visitors alike. For further understanding and integration TGC is always happy to engage with local groups.</p> <p><b>Paras 8.19 - 8.22 (Air ambulance night landing site)</b></p> <p>TGC would also be open to discussion with regard the provision of an Air Ambulance helipad.</p>	<p>The supporting text to TP23- Coastal Management has been amended to refer to the Golf Club’s role in maintaining a significant section of the coastal landscape, its role in defending and mitigating the effects of erosion on the coastal path, and maintenance of three beaches.</p> <p>Noted and welcomed. Site suitability ultimately rests with Devon Air Ambulance Trust.</p>
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<p><b>13. Philip and Vera Pailthorpe</b></p>	<p><b>Policy Nos TP1 to TP29 inclusive</b>  We fully support this document. We really appreciate the time and energy put in by local residents to produce our parish neighbourhood plan. It is very important that local people have a say in how Thurlestone is to be developed in future years.</p> <p>This document covers all aspects supported by strong technical arguments to give Thurlestone a brighter outcome for the future of the village with good guidance for future planning applications within this Area of Outstanding Natural Beauty. It is vital to ensure that this area is protected from over-development for future generations.</p>	<p>Support for the Plan and all 29 of its policies is welcomed.</p>
<p><b>14. Phil Millard</b>  Former Thurlestone Parish clerk</p>	<p><b>Policy TP2: Settlement Boundaries</b>  I support this policy very strongly - as it will define the current boundaries of both Bantham and West Buckland.  Thurlestone already has this and it will provide clarity for future development of the area.</p> <p><b>Policy TP4: Open Market Dwelling</b>  Agree that any new housing should be infill and should be small scale.</p>	<p>Support for TP2 in respect settlement boundaries for Bantham and Buckland is welcomed.</p> <p>Support for TP4 is welcomed.</p>

	<p><b>Policy TP6: Principal Residence Requirement</b> Support this policy very strongly- will help housing needs of local people and help the area become a year round community.</p> <p><b>Policy TP7: Replacement Dwellings &amp; Extensions</b> Strongly agree with this Policy - as a Parish Clerk for 8 years in Thurlestone - there have been quite a few examples of over development when houses have been replaced in recent years.</p>	<p>Support for TP6 is welcomed.</p> <p>Support for TP7 is welcomed.</p>
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<p><b>15. Alex Williams</b> Owner of Higher Aunemouth Farm and campsite</p>	<p><b>Para 2.27, Fig 8</b> I have an observation about the settlement boundaries and something which I would like clarification on. The settlement boundary around Bantham includes Sloopside but then does not include the storage building/barn (owned by the estate) at the bottom of that lane. It then goes around and includes Wragmoor but then seems to cut the allotment in half instead of including the whole allotment. If the NP is going to support the potential for developing properties for the rental market, at sensible rental prices and specifically as principal residences for local people to live in the village all year round, I feel this is going to difficult to achieve with such a tight boundary settlement. Would the committee mind justifying the reasons for this boundary settlement?</p> <p><b>Policy TP11 – Caravan, camp &amp; chalet sites</b> I realise that the questionnaire showed that there was little support to for the development of new caravan or campsites, however, given that there is much support for more facilities in the parish such as farm shops, cafes,</p>	<p>The settlement boundary criteria are set out in Appendix 1 of the Plan and the Settlement Boundary Topic Paper. The allotments on the land included within the settlement boundary are currently in use and therefore a functional part of the settlement. The rest of the field has been left fallow for the past 6/7 years and therefore does not qualify under the settlement boundary criteria. However, this does not rule out affordable housing on this land, i.e. a village housing initiative or community-led housing, in accordance with TP3.</p> <p>There was strong community opposition to new caravan and campsites (78%) in parish given its location within the AONB, Heritage Coast and Undeveloped Coast, and traffic issues. However, TP11 is a</p>
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	<p>restaurants, and artisan/craft workshops, I believe that more opportunities for people to visit and holiday in the parish either camping or caravanning/camper vans would support and help sustain these types of facilities.</p> <p>I would say that there aren't enough accommodation options for visitors in the parish and those that exist are prohibitively expensive. Caravan and campsites do at least provide more accommodation options but are not going to be a permanent built fixture on the landscape.</p> <p>Para 4.18 states that there is support for seeking ways to extend the tourism season throughout the year and if farmers were allowed to open fields for camping/caravans/camper vans other than just during the school summer holidays, it might go some way towards achieving this.</p>	<p>criteria-based policy which does support the extension of existing caravan and campsites. No change.</p>
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<p><b>16. Mrs Elizabeth Webb</b></p>	<p><b>Paras 2.27, 2.29 and Policy TP2: Settlement Boundaries</b>  It is excellent that Bantham and Buckland will now have settlement boundaries. This will prevent both expanding outside the present "boundaries".  It is vital that Buckland and Bantham remain as separate entities.</p> <p><b>Policy TP11: Caravan, Camp and Chalet Sites</b>  It is important that there are no new caravan sites.</p> <p><b>Paras 3.24, 3.28 and Policy TP3: Affordable Housing</b>  Smaller sites of affordable housing is much better than larger sites where the inhabitants still feel isolated from the rest of the community. Social housing must be for people with a local connection in perpetuity.  Any new housing must be affordable for local people.</p> <p><b>Policy TP6: Principal Residence Requirement</b>  New building must be for full time residents.</p>	<p>Support for TP2 in respect of settlement boundaries for Bantham and Buckland and the supporting text in paras 2.27 &amp; 2.29 is welcomed.</p> <p>Support for the second part of TP11 is welcomed.</p> <p>Support for TP3 and the supporting text in paras 3.24 &amp; 3.28 is welcomed.</p> <p>Support for TP6 is welcomed.</p>
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<p><b>17. Elisabeth Meldrum</b></p>	<p>Thurlestone Neighbourhood Plan is an excellent document. Background information and abundant illustrations are valuable in setting the context within which each of the policies is placed. A list of Objectives (page 15) gives a clear overview of the aim to conserve the outstanding natural beauty of the parish but also looks forward to support a lively community living here.</p> <p><b>TP4- Open market housing</b> IV Who is to assess the excellence governing this exception which relates to a dwelling whose design is of exceptional quality?</p> <p><b>Local Economy - para 4.20 &amp; 4.21</b> Para 4.21 refers to the expansion of hotels and pubs which could have a harmful impact on already congested narrow roads, the limited infrastructure and the South Devon AONB. The same could be said about cafes/restaurants.</p> <p><b>New marine-related workshops - para 4.30</b> Workshops for marine-related activity need to be small-scale; they are in keep with local traditions; I support them.</p>	<p>Support for the Plan, its Objectives and Vision is welcomed.</p> <p>Agreed. The special circumstances in second part of TP4 (including IV) have been deleted.</p> <p>Policy TP9 – Expansion of existing businesses is subject to criterion VII of TP1 which addresses traffic impact. No change.</p> <p>Support for TP13 is welcomed.</p>
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<p><b>18. M. J Sparrow</b></p>	<p>I agree to all aspects of the Neighbourhood Plan. A first rate document which I would like to see vigorously pursued and agreed to by all parties.</p>	<p>Support for all aspects of the Plan and its implementation is welcomed.</p>
<p><b>19. Michael Wheldon</b></p>	<p>This Plan is very well considered and fully thought through and has my unreserved support. There are several issues that I particularly want to endorse:</p> <ol style="list-style-type: none"> <li>1. The settlement boundaries are properly and reasonably delineated and should be confirmed without change.</li> <li>2. I hope that the current environment of Bantham village can be maintained without change, particularly the attractive street scene.</li> <li>3. The Coronation Boathouse and quay give a most attractive environment and should be maintained for the building, storage and use of the boats on the Avon.</li> </ol> <p><b>RE: TP25 – Car park</b> I think that additional parking in Bantham is unnecessary. A significant area of the Ham is made over for parking and is not fully used nearly all the time. Since the fields are all</p>	<p>Support for the Plan is welcomed.</p> <p>Support for TP2 – Settlement Boundaries is welcomed.</p> <p>Support for protection of the Bantham street scene, and the protection and marine-related use of Coronation Boathouse is welcomed.</p> <p>Agreed. TP25 has been amended to refer only to Thurlestone.</p>

	<p>owned by the same landlord, it is very unlikely that he will set aside additional land without charging for it and there is sufficient parking for all users if they are prepared to pay. The attraction of the local environment is of green fields unaffected by any development, and it should be maintained undeveloped in this form as long as possible.</p>	
<p><b>20. Bruce Murray</b> Acting Chairman of the Mead Management Company</p>	<p><b>Policy TP1- General Development Principles</b> Particular account should be taken of the very limited access via single track roads. During the busy period in summer time to reach a main road can easily double. This makes commuting difficult from these villages.</p> <p><b>Policy TP2 – Settlement Boundaries</b> Fully support the need to keep a clear boundary between settlements.</p> <p><b>Policy TP3 - Affordable Housing</b> There is a chronic lack of affordable housing in the South Hams. However, new affordable housing should be driven by local employment and in view of the transport limitations this is likely to be working from home. BT has failed to provide sufficiently fast Broadband connectivity</p>	<p>Criterion VII of TP1 addresses traffic impact. No change.</p> <p>Support for TP2 is welcomed.</p> <p>The second part of TP8 - New economic proposals – supports proposals that facilitate homeworking, and TP24 supports a Community Wifi network to improve connectivity in Bantham and Buckland. No change.</p>

	<p>to many properties in the area and needs to act to fix this.</p> <p><b>Policy TP7 – Replacement Dwellings &amp; Extensions</b>  Replacement dwellings should not include demolition of bungalows to be replaced by houses, especially where such rebuilding is out of character with the surrounding homes.</p> <p><b>Para 3.54 (Housing for older people)</b>  Retaining and extending the stock of bungalows for elderly and disabled residents is crucial.</p>	<p>Support for TP7 and para 3.54 of the Plan is welcomed.</p>
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<p><b>21. Porta Planning LLP on behalf of Church Farm (Amenities) Limited</b></p>	<p>The Plan’s housing objective seeks for small-scale housing in the Parish, of the right type and in the right location, and for it to contribute towards making the Parish more sustainable in the future. The Plan does not allocate any sites for development but instead takes a holistic approach to sustainable development by looking at the Parish in the context of the village network.</p> <p>As part of the Plan, the boundaries for settlements have been reviewed and assessed, including Thurlestone. The policies in the Plan prioritise infilling and the protection of the Countryside and the Plan states that <i>“in accordance with the wishes of the community, the settlement boundary for Thurlestone to ‘largely remain ‘as is’ (subject to three minor revisions) so as to prevent further sprawl into the open countryside (AONB, Heritage Coast and Undeveloped Coast)”</i>.</p> <p>Church Farm supports the proposed retention of the existing settlement boundary for Thurlestone, as illustrated in <b>Figure 7 (Policy TP2 – Settlement Boundaries)</b>. This approach will ensure that the character and sustainability of Thurlestone will be protected and that only</p>	<p>Support for the proposed retention of the existing settlement boundary for Thurlestone, as illustrated in Figure 7, is welcomed.</p>
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	<p>appropriate, small-scale infill housing developments will be brought forward.</p> <p><b>Policy TP4 – Open market housing</b>, part 2, states that <i>“proposals for open market housing on land adjoining the settlement boundaries designated in this Plan, including agricultural or amenity land, and in the open countryside within the South Devon AONB, Heritage Coast and Undeveloped Coast will not be supported unless there are special circumstances, such as...” etc.</i></p> <p>This Policy allows for sites adjoining defined settlement boundaries in the Plan to be brought forward for open market housing developments, subject to adhering to the special circumstances criteria. Notwithstanding this, it is our opinion that this approach does not accord with the objectives of Policy TP2 which seeks for small-scale infill development located within the defined settlement boundaries, so as to prevent further sprawl into the countryside.</p> <p>As currently worded, Policy TP4 provides the opportunity for agricultural land surrounding</p>	<p>.</p> <p>Agreed. The special circumstances in second part of TP4 have been deleted.</p>
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	<p>Thurlestone to be brought forward for future housing development. We request that Policy TP4, part 2, is amended to exclude Thurlestone, as the village has seen 38 completely new or additional dwellings since October 1998, of which 13 have been granted since 2014 (para 3.30 of the Plan). Any further development outside the defined settlement boundary, would significantly impact on the character and sustainability of Thurlestone village and result in further sprawl into the countryside.</p> <p><a href="#">Porta Planning's full response</a> is set out in its letter dated 26 October 2017.</p>	
<p><b>22. Nicola Lynch</b></p>	<p><b>Para 1.5 (Introduction)</b>  The challenge for the parish is to balance the housing needs of local people and the conservation of the unspoilt and undeveloped character of the area which is its main attraction for both residents and visitors who are essential to the local economy. The impact of tourism, particularly though not exclusively in relation to its affect on housing, needs to be managed in order to maximise its benefit to the area and local people.</p>	<p>The supporting text has been amended to reflect the fact that it is the unspoilt and undeveloped character of the area which is its main attraction for both residents and visitors who are essential to the local economy.</p>

	<p><b>Para 1.12 (introduction)</b>  There is concern about the protection of the Scheduled Ancient Monument at Bantham Ham in light of recent events such as Tribal Clash, the shoot and other commercial activities. What is the impact of these on the ancient monument? Does it need a greater level of protection?</p> <p><b>Policy TP2 – Settlement Boundaries and para 2.27</b>  Defining settlement boundaries for Bantham and Buckland is essential to protect the historic individual character of both villages and the surrounding countryside in perpetuity.</p> <p><b>Para 3.37 (Open Market Housing)</b>  Any development in the three villages needs to be proportionate to the size of the existing settlements. Infill is the most appropriate approach. The priority must be to respond to the need for affordable housing for local residents and to protect this through the use of principal residence requirements.</p>	<p>This Plan only deals with non-designated heritage assets that have no statutory protection but contribute to ‘our sense of place’. The Scheduled Ancient Monument at Bantham already has the highest level of protection. Any further information would need to be obtained from Historic England. No change.</p> <p>Support for TP2 in respect of settlement boundaries for Bantham and Buckland is welcomed.</p> <p>Support for TP4 and specifically, criterion 2 (principal residence requirement) is welcomed.</p>
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<p><b>23. Graham Gilbert</b></p>	<p><b>Policy TP2 – Settlement Boundaries</b>  I strongly agree with the policy of drawing a tight settlement boundary around the three villages and the specific reference to not permitting a coalescence between Bantham and Buckland.  However, the need for affordable homes is made elsewhere in the plan and there is an obvious rounding line east of the Valleyside properties in Buckland which, if the settlement boundary was adjusted, would allow up to 10 such properties to be provided for without prejudicing quality agricultural land.</p> <p><b>Policy TP4: Open Market Housing</b>  I believe that the wording of Policy TP4 (P34) should remove the special circumstance sub section ref: 2. iv.  Allowing open market housing outside the settlement boundary because the design is "truly outstanding or innovative" leaves the Parish vulnerable to the vagaries of what someone in Authority decrees as outstanding or innovative - no doubt someone believes that the carbuncle recently approved to be built on Burgh Island falls into such a category!</p>	<p>Support for TP2 is welcomed.</p> <p>The agricultural land to the east of Valleyside is one of a number of sites that may qualify as a rural exception site and may be suitable for affordable housing, i.e. a village housing initiative or community led housing (in accordance TP3). However, the scheme will depend on local landowners making land available for such initiatives.</p> <p>Agreed. The special circumstances in the second part of TP4 have been deleted.</p>
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	<p><b>Policies TP8 &amp; 9: New Economic Proposals &amp; Expansion of Existing Businesses</b></p> <p>The plan evidences the desire to support the local economy and refers to new businesses and existing businesses. There is a need I believe, in the Policy statement itself (TP9), to emphasise the support to SUSTAIN (ie not just expand) local businesses.</p> <p>For example it is clear that the 2 existing permanent year-round retail businesses in Bantham are potentially at risk of failing due to the lack of dedicated customer parking spaces and in particular the pub's reliance on Bantham Estate's goodwill with regard to the nearest off-street parking. Such facilities are an essential part of Community life and every effort should be made to support them accordingly.</p> <p>It may be that the Plan is already regarded as being drafted so as to deal with eg any future proposal to provide for customer parking on the land opposite the Village Stores. However, the simple insertion of the words "maintenance and" before the word "expansion" in the first line of TP9 would, in my opinion, strengthen the policy statement.</p>	<p>Agreed. TP9 has been amended to refer to proposals "for the maintenance and expansion" of existing businesses.</p>
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	<p><b>Policy TP13: New marine-related workshops</b>  This policy states support for new marine related workshops and cross references to TP1. However, without any cross reference to TP2 or indeed clarifying that they would need to be sited on or close to the Avon estuary, isn't there a danger that such new workshops could be applied for on rural sites away from the estuary and that, as the Plan is drafted, Council would have to support said applications?</p> <p><b>Figure 15: Public Rights of Way</b>  Footpath 8 should be drawn correctly to show it continuing to the west of the road connecting Aunemouth Cross to West Buckland. I believe that this section which joins the lane to the main road down into Bantham is in fact a Green Lane which became overgrown but is now restored thanks to the efforts of a local resident.</p>	<p>Agreed. TP13 has been amended so that any new marine-related workshops must be located in or close to the Avon estuary.</p> <p>The path referred to is identified on the DCC PROW OS map 1:10,000 as Unsurfaced Unclassified County Road no 301.  No change.</p>
<p><b>24. Mark Fairbrass</b></p>	<p><b>Figure 7</b>  Although its hard to see on the settlement boundary plan, it appears the line is drawn through the middle of the land belonging to The Thatches and Seadrift and puts my garage outside the boundary.</p>	<p>The settlement boundary plan for Thurlestone has been drawn up by SHDC and accords with the emerging Joint Local Plan.</p>

<p><b>25. Alan Taylor Bigg</b></p>	<p><b>General</b>  The Plan accurately reflects many of my own views and those of neighbours with whom I have discussed the future of the Parish. I heartily endorse it</p> <p><b>Paragraph 2.19: Vision</b>  I am particularly concerned about the (long standing) age imbalance in the Parish. I would like to add "with a balanced age profile" after the word community in the vision.</p> <p><b>Policy TP6: Principal Residence Requirement</b>  This Policy may be the best chance to ensure that the Villages' communities are viable given the unhealthy level of unoccupied homes.</p> <p><b>Policy TP7: Replacement dwellings &amp; extensions</b>  This is essential to prevent the current trend to supersizing replacement buildings. Such constructions damage the access roads, stretch infrastructure services such as water and sewage, inflict unacceptable disruption to neighbouring properties and are generally deleterious to the environment. Additionally, it is observable that the very large new houses stand unoccupied for long periods thus making little contribution to the community.</p>	<p>Endorsement of the Plan is welcomed.</p> <p>The demographic age imbalance is addressed in the Housing Objectives.</p> <p>Support for TP6 &amp; TP7 is welcomed.</p>
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<p><b>26. Nick Wheldon</b></p>	<p><b>Policy TP25 – Car Park</b>  I am fully supportive of this neighbourhood plan with one exception. A new car park on a greenfield site in Bantham would be unwelcome. Large green areas of Bantham are already given over to car parking, and no more could be used for parking without serious impact on the local environment. There is already provision for very large numbers of cars during the day, and there is provision 24 hours a day for local residents and businesses.</p> <p><b>TP21- Non-designated heritage assets</b>  I am keen to keep the historic Bantham street scene unchanged for future generations to enjoy.  It would also be desirable to keep the use of Coronation Quay boathouse for the storage, maintenance and building of boats.</p> <p><b>TP2 – Settlement Boundaries</b>  I am very strongly in favour of the proposed settlement boundaries.</p>	<p>Agreed. TP25 has been amended to refer only to Thurlestone.</p> <p>Support for the future protection of the Bantham street scene, and the use of Coronation Quay boathouse for the storage, maintenance and building of boats is welcomed.</p> <p>Support for TP2 is welcomed.</p>
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<p><b>27. Gill and David Stone</b></p>	<p>Congratulations on all your hard work. We now have a comprehensive and clear Neighbourhood Plan that reflects the wishes of the community and neighbourhood, which we hope will be respected by the various examiners and others who will pass judgement on it. Lots of hard work has gone into this and thanks to all the research and local interest, we have a good plan for our future.</p>	<p>Support for the Plan and endorsement that it reflects the wishes of the community is welcomed.</p>
<p><b>28. Gillian Marshall</b></p>	<p>Very impressed with the finished document and so appreciate the amount of work and detail that has gone into it which totally underlines the wishes of the Parish.</p>	<p>Support for the Plan and endorsement that it underlines the wishes of the parish is welcomed.</p>
<p><b>29. Joan Sparrow</b></p>	<p>The proposed plan is an excellent document, fully reflecting the way in which our parish should be both preserved and developed for the future. It strikes the right balance, aiming to keep the unique identity of this very special area and also to maintain a vibrant, living community. I fully support it and would encourage every other resident to do the same.</p>	<p>Support for the Plan and endorsement that it strikes the right balance is welcomed.</p>

<p><b>30. Catherine Delafield</b></p>	<p><b>Policy TP18: Recreation and Sport</b>  The section about care over development near the beaches needs to be as strong and clear as possible. Further erosion of a delicate landscape must be guarded against and there may be knock-on effects from other policies such as TP25 re car parking.</p> <p><b>Policy TP25: Car Park</b>  More car parking will bring more cars and the road system cannot cope. Policies might include a park and ride or walking from existing sites to avoid gridlock. A green site should not be taken up just because of the localised demands of the school run. This proposal needs to be reviewed or at least strengthened.</p> <p><b>Para 2.19</b>  I would commend the vision statement as helpful and inclusive giving a way forward for this excellent document.</p> <p><b>Para 2.14</b>  I have raised a concern about the need for some interface with the South Milton plan. This area impacts very much on the Thurlestone boundary and co-ordination would be beneficial to both parishes.</p>	<p>Support for the second part of TP18 is welcomed.  (Note: this policy has been moved to TP22 – The Natural Environment, since it concerns the landscape.)</p> <p>TP25 has been amended so that it relates only to land within or adjoining Thurlestone to deal with localised school car parking issues and Parish Hall car park overflow.</p> <p>Support for the Plan and specifically the Vision statement is welcomed.</p> <p>Noted.  No change.</p>
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<p><b>31. Declan Dwyer</b></p>	<p>My wife and I are very much in favour of your well thought out and professionally presented neighbourhood plan. It ensures that the essential character of our beautiful village and surrounding area should be preserved, while allowing limited building for full time local living.</p> <p><b>Policy TP6: Principal Residence Requirement</b> Currently only 20 of the 83 properties on the Yarmer Estate are lived in all the year round. It is deserted during the winter. This second home epidemic has driven up the price of local houses, harmed economic development in the area and has over filled the place with holidaymaker strangers in the summer.</p>	<p>Support for the Plan is welcomed.</p> <p>Support for TP6 is welcomed.</p>
<p><b>32. M.J. Stickland</b></p>	<p>I have read through the whole of the draft document. I write to congratulate the authors on a magnificent document. Its thoroughness and its technical content will impress any inspector in the next part of the process.</p>	<p>Support for the Plan is welcomed.</p>

<p><b>33. David Houghton</b></p>	<p>Fully support the policies laid down in the Plan. Hope that proposed building developments currently being discussed will be rejected – as laid down in the Plan criteria. Would support more houses being built for younger families as permanent residents.</p>	<p>Support for the Plan is welcomed. The Housing Objectives address the case for building more houses for younger families as permanent families. No change.</p>
<p><b>34. John and Caroline Montague</b></p>	<p><b>Para 3.28:</b> Support infill only housing</p> <p><b>Para 4.21 and TP11:</b> Expansion of hotels and pubs impacts on congested road System</p> <p><b>TP17 – Footpaths &amp; cycle tracks, TP18 Recreation &amp; Sport, TP19 - Change of Use to OSSR &amp; TP20 – Change Use from OSSR:</b> Support <b>TP22 – Non-designated heritage assets &amp; TP23- Natural Environment:</b> Agree</p> <p><b>TP9 – Business expansion and TP27 Community Wifi:</b> Do not support</p>	<p>Noted. No change.</p> <p>Criterion VII in TP1 addresses traffic impact. No change</p> <p>Support for TP17 - TP20, TP22 and TP23 is welcomed.</p> <p>Noted. No change.</p>

<p><b>35. Stewart Barnes</b></p>	<p><b>Policy TP21: Non-Designated Heritage Assets</b>          Surprised that no mention is made of pill boxes as part of the heritage to be protected or preserved. Bantham - grid 6519 4415 is one site. The other overlooks Leasfoot Beach, but may be just outside the boundary?          Suggest these warrant listing as part of our heritage and to be protected and preserved.</p>	<p>The WW2 pill box at Bantham, which is located underneath the Surf Lifesaving Club, is included in the designation of the Scheduled Ancient Monument and therefore has statutory protection. The pill box overlooking Leasfoot Beach is outside the Plan area.</p>
<p><b>36. Margaret Houghton</b></p>	<p>We were so impressed by the finished plan and congratulate the team and endorse the plan.</p>	<p>Endorsement of the Plan is welcomed.</p>
<p><b>37. Joan Gillan</b></p>	<p>An excellent presentation. I just hope it won't turn out to have been a waste of time. Also, that the "powers that be" will take note and implement it.</p>	<p>Support for the Plan and its implementation is welcomed.</p>
<p><b>38. Pat Gocher</b></p>	<p>Congratulations. A very impressive and informative plan. Any queries I had were answered by careful reading of it. When the Plan is eventually passed it would be good if copies were available for individuals to have (or buy). An interesting document for the future.</p>	<p>Support for the Plan is welcomed.</p>

<p><b>39. Carter Jonas on behalf of Bantham Estate</b></p>	<p><b>Paragraphs 1.1 - 1.15</b></p> <p>The Bantham Estate (“the Estate”) agrees with the statement at paragraph 1.5 in relation to the area’s special qualities and the need to strike a balance between encouraging the right type of future development and preserving the unspoilt, undeveloped character of the area.</p> <p>As the major landowner in the Parish, the Estate, has a major role to play in the local economy. This is on the basis that, as the Plan acknowledges at <b>paragraph 1.15</b>, the Estate owns/manages the beach and its car park, farm land and numerous properties, including the Grade II Listed cottages, as well as running the shoot.</p> <p>Against this background, we are surprised that the Plan:</p> <ul style="list-style-type: none"> <li>a) does not recognise the Estate and/or its importance to the local economy;</li> <li>b) does not include policies that support the Estate’s need for long-term sustainability and self-sufficiency;</li> <li>c) does not include policies that relate specifically to the Estate and the role it can play delivering objectives of the Plan.</li> </ul> <p>The Estate, would welcome further, detailed</p>	<p>The Plan’s policies relate to the Plan Area, irrespective of land ownership, and are based on over 2 years’ community engagement and consultation in the parish. This included 3 Steering Group meetings to which the owner of the Estate was invited and presented his draft proposals for the Estate, and a further 6 meetings which took place with members of the Local Economy, Housing and Wellbeing Working Party Groups. The factual information obtained in the course of these meetings has formed part of the evidence base of the Plan. The Plan’s policies address the sustainable development of the Plan Area as a whole. No change.</p>
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	<p>discussions with the Neighbourhood Plan Group in this regard before the next version of the Plan is produced.</p> <p><b>Paragraphs 2.1 - 2.19</b>  The Bantham Estate’s view is that the Pre-Submission Consultation Draft Thurlestone Parish Neighbourhood Plan 2015-2034 could be regarded as premature in that it must be in general conformity with the Higher Order Local Plan, which, in this case, is the emerging Plymouth and South West Devon Joint Local Plan. That Plan has only recently been submitted to the Secretary of State and has not yet been the subject of an examination. Ideally, therefore, work on the Neighbourhood Plan should be put on hold until the Local Plan has been adopted, although this would less of concern for the Estate if the matters raised in its various responses to the draft Neighbourhood Plan can be addressed in the next version of the Plan.</p> <p><b>Figure 6: Objectives and Policy TP1</b>  The Bantham Estate (“the Estate”) supports the broad objectives set out at Figure 6 in the Plan. It is, however, concerned that those broad objectives are not reflected in Policy TP1 –</p>	<p>There is no need for there to be an up-to-date Local Plan in order to make a neighbourhood plan. The law regarding prematurity and emerging local plans is well established.</p> <p>The relevant local plan for the purposes of testing the general conformity of neighbourhood plans to strategic policies is the current development plan, which in the case of South Hams District, this is the Local Development Framework, in particular, the 2006 Core Strategy.</p> <p>No change.</p> <p>Policy TP1 - General Development Principles sets out the overarching criteria applicable to all development proposals.  Policies TP3-TP7 address the Housing</p>
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	<p>General Development Principles. In particular, the Estate is of the opinion that the General Development Principles set out at Policy TP1 should also include:</p> <p>a) a commitment to additional housing consistent with the Plan’s first objective; and b) support for existing businesses and the provision of new employment opportunities for local people, which is listed at the second objective.</p> <p><b>Paragraphs 2.26 - 2.29 and Policy TP2</b> There is an identified need for an appropriate amount of additional market and affordable housing in the Parish. Save in exceptional circumstances, the Neighbourhood Plan seeks to locate new housing within newly defined settlement boundaries for each of the three villages. The Bantham Estate (“the Estate”) is of the opinion that settlement boundaries are an arbitrary and blunt instrument, which do not have regard to the contribution that some open spaces within settlements make to the character and appearance of those settlements. In terms of impact on amenity and the local landscape it might be preferable to locate new</p>	<p>Objectives set out in Figure 6 and Policies TP8-TP16 address the Local Economy Objectives. No change.</p> <p>TP3 is a criteria-based policy which supports affordable housing where it can be demonstrated that there is a clearly identified need on either infill (including previously developed land) or a rural exception site. TP4 is a criteria-based policy which supports open market housing where it is of a size, type and tenure that reflects identified housing needs on infill. The purpose of Policy TP2 - Settlement Boundaries is to prevent encroachment into the countryside and provide clarity and certainty for the future development of the area. No change.</p>
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	<p>homes in edge of village locations which technically, might sit outside the arbitrary boundaries, as drawn.</p> <p>The Estate's view is that applications for small-scale housing development that are consistent with the overall objectives of the Plan should be considered on their merits.</p> <p>Against this background, the Estate's view is that figures 7, 8 and 9 should be removed from the Plan.</p> <p><b>Paragraphs 3.1 - 3.39 and Policy TP3, Policy TP4, Policy TP5 and Policy TP6</b></p> <p>The Neighbourhood Plan seeks to distinguish between open market and affordable housing. The Bantham Estate's ("the Estate") view is that the affordable housing should be broken down further to encompass both affordable and keyworker housing. The provision of keyworker housing may be an issue for the Estate: in order to retain and attract staff to manage the Estate and to support those functions that contribute towards the local economy, including tourism, the Estate may, in the future, need to be in a position to offer its employees keyworker housing on appropriate terms. The Estate would ask the Neighbourhood Plan Group to amend Policy</p>	<p>Our understanding is that the Estate owns 20 rental properties in Bantham, either long term rentals or rented to Estate workers. There are 47 affordable properties in the parish and there is the opportunity under the Plan to deliver a village house initiative and/or community led housing for which Estate workers may be eligible.</p> <p>No change.</p>
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	<p>TP3 – Affordable Housing accordingly by inserting references to keyworker housing alongside references to affordable housing.</p> <p><b>Policy TP4 – Open Market Housing:</b> The Estate supports Policy TP4, as drafted. It would make the point, however, that seeking to accommodate “up to five dwellings” on individual plots within the built-up areas of the three principal settlements goes to the comments made by the Estate in relation to the appropriateness or otherwise of defined settlement boundaries.</p> <p><b>Policy TP5</b> The Estate can see why the Plan would seek to apply a ‘principal residence requirement’ in relation to one off applications for new development. However, in the context of the Estate’s need for long-term self-sufficiency/ sustainability, there may situations whereby in order to facilitate/bring forward viable development that is consistent with the main aims and objectives of the Plan, a more flexible approach is required. With regard to Policy TP5 iii, the Estate’s view is that a ‘principal residence requirement’ is unreasonable and unwarranted in so far as the</p>	<p>Noted. No change.</p> <p>This Plan supports a principal residence requirement in the case of all new open market dwellings, including converted farm and rural buildings. 39% of dwellings in the parish are already second homes and/or holiday lets. In Bantham, 58% of dwellings are second homes and/or second homes and only 2 properties are owner-occupied. Buildings that are empty for much of the year do not contribute to sustainable development and the community’s Vision of: <i>“A vibrant coastal and rural community....”</i></p>
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	<p>reuse of farm and rural buildings are concerned. This is on the basis that redundant farm buildings are often in less sustainable, more isolated locations or within existing farm complexes, which makes them better suited to less than year round occupation.</p> <p><b>Policy TP8, TP9, TP10, TP11, TP12, TP13, TP14, TP15 &amp; TP16</b></p> <p>The Bantham Estate (“the Estate”) supports policies TP8 – TP16, all of which relate to the local economy.</p> <p>The Estate is however concerned that the Plan does not acknowledge the contribution that it makes to the local economy. In this regard, the Estate would welcome discussions with the Neighbourhood Plan Group about a bespoke policy for the Estate that would support:</p> <ul style="list-style-type: none"> <li>- New multi-faceted Estate-related development (including development that facilitates/supports other objectives of the Plan such as rural diversification and employment-generating development, especially where it is consistent with the policy of encouraging year-round working; and/or the development of a new ‘business hub’, tourism-related development and proposals for recreation and sport (e.g. the golf club).</li> </ul>	<p>No change.</p> <p>Support for Policies TP8 – TP16 is welcomed.</p> <p>We note the Estate’s suggestion of a bespoke policy for the Estate, but (as stated above) the Plan’s policies relate to the Plan Area as a whole, irrespective of land ownership.</p> <p>No change.</p>
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	<ul style="list-style-type: none"><li>- The re-use of redundant or under-used Estate buildings;</li><li>- Key worker and affordable housing for Estate employees; and</li><li>- Limited market housing as part of a multi-faceted approach to facilitating the Estate's need for long-term self-sufficiency/sustainability.</li></ul> <p>On the last of these points, the Estate notes that the chapter on 'wellbeing' includes a number of initiatives (e.g. improvements to/the provision of additional footpaths &amp; cycle ways; new play facilities; new and improved sport and recreation provision) that are likely to affect or require Estate land and which are likely to require external funding.</p> <p>The Estate would welcome discussions with the Neighbourhood Plan Group about these initiatives and how it might work with the Parish Council to 'enable' some of these initiatives to be brought forward. That discussion could also be extended to include the Plan's aspirations to maintain/improve heritage assets, the local environment and community infrastructure.</p>	
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<p><b>40. South Hams District Council</b></p>	<p>Click on the following links for the LPA’s full <a href="#">consultation response</a> and <a href="#">attendance note</a> of a meeting with NPSG representatives on 15 Nov 2017</p>	
<p><b>The Vision</b></p>	<p>The vision effectively gives an impression of what is seeking to be achieved. Specific mention of types of development may be better expressed within the stated Aims and Objectives under the relevant themes.</p>	<p>The Vision has been through two rounds of public consultation in the parish and was endorsed by 98% of respondents in the parish Questionnaire. No change.</p>
<p><b>Objectives</b></p>	<p><b>Wellbeing, Heritage, Environment and Resources Objectives</b> - fully support these aims  <b>Housing Objective</b> – This is broadly consistent with adopted and emerging local policies, as well as national guidance. It has always been difficult to use the planning system to intervene in how open market properties are procured, as the name suggests, the premise of restricting open market ownership is something of a contradiction in terms. There is an onus on any planning document to show how identified needs will be met, which will be examined when looking at the relevant policies.</p> <p><b>Local Economy Objective</b> – The specific mention of providing new employment opportunities ‘for local people’ may be seeking to extend the remit of the neighbourhood plan beyond what is permitted.</p> <p><b>Infrastructure Objective</b> – For the plan to deliver any meaningful infrastructure, it needs first to accept the</p>	<p>Support for the <b>Wellbeing, Heritage, Environment and Resources Objectives</b> is welcomed. Comments on the <b>Housing Objective</b> noted. No change.</p> <p>Agreed. The reference to “for young people” in the <b>Local Economy Objective</b> has been deleted.</p> <p>The level of <b>infrastructure</b> supported by the Plan (i.e. community WiFi, air ambulance night landing site and</p>

	premise of a reasonable amount of new development to generate funds for investment.	small car park) is likely to be funded by grants and/or the community, rather than needing to rely on developer contributions for delivery. No change.
<b>Policy writing</b>	Neighbourhood Plans are advised not to try and repeat local or national planning policy. The Thurlestone NP group needs to consider whether each policy is necessary for inclusion in future drafts of their plan. If policies remain that are already the subject of local and/or national policies, care needs to be taken to ensure consistency with existing policy to avoid ambiguity over interpretation in the decision-making process.	No specific examples have been provided, except for TP22 (see below) but the wording of the Plan policies has been checked for any inconsistencies.

<b>POLICY TP1 – GENERAL DEVELOPMENT PRINCIPLES</b>	Overarching set of criteria, designed to apply to all decision-making, with a focus on core planning principles. These are locally specific, and replicate elements of existing policies that have been adopted locally and nationally. The criteria relating to identifying and mitigating impacts relating to the AONB have been written in conjunction with the South Devon AONB Manager, and are considered to provide adequate protection to the designated landscape. This policy is cross-referenced in almost all other NP policies.	Noted. No change.
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<p><b>POLICY TP2 – SETTLEMENT BOUNDARIES</b></p>	<p>Drawing boundaries around Bantham and Buckland is contrary to both the emerging JLP and adopted CS. Neither LPA document draws a boundary around Buckland or Bantham, as they are not considered to be sustainable locations for new development. This follows an extensive assessment of rural settlements using a sustainability toolkit. At an LPA level both Bantham and Buckland sit within sensitive landscapes, and as they do not have boundaries are considered to be in the countryside. They also with within the Undeveloped Coast, and AONB, afforded the settlements the highest level of protection from inappropriate development. Whilst it is accepted that NPs have the option of identifying boundaries as a policy tool, the NP needs to do so in a way that is consistent with locally adopted policies. The CS and JLP use boundaries to show where specific policies will be applied (such as Undeveloped Coast). By trying to draw boundaries around settlements that are not identified in the CS or JLP as sustainable, ambiguity is created over where the Undeveloped Coast and Development in the Countryside policies should be applied. The principles for drawing the boundaries are also inconsistent with those used to inform the emerging JLP boundaries. The NP seeks to identify ‘opportunity or infill sites’ that ‘round off’ settlements within boundaries. In doing so, the NP is identifying sites for development. The process for identifying sites for development requires an assessment of all reasonable alternatives before identifying preferred sites. To use a line on a map to identify a development site, without a robust site selection process behind, it circumvents the appropriate process for site selection and does not represent sound plan making. It is agreed that there</p>	<p>Neighbourhood plans are entitled to designate settlement boundaries. Settlement boundaries add an extra layer of protection against inappropriate development and encroachment into the countryside by providing clarity and certainty for the future development of the area, rather than relying on adopted and emerging countryside policies whereby proposals are considered on a case-by-case basis on their merits. This is important given that the parish is subject to three landscape designations - AONB/Heritage Coast and Undeveloped Coast. The Housing and Settlement Boundary Topic Papers provide more detail.</p> <p>No change.</p> <p>The criteria used for drawing the boundaries have been amended to exclude the ‘rounding off’ criteria, and are consistent with those applied in the emerging JLP and other settlement boundary reviews carried out elsewhere in the country.</p>
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	<p>should be no coalescence between identified settlements, but the use of boundaries in this way is not considered to be the correct tool to meet this aim. SHDC propose that the boundaries are removed, and allow the combination of adopted and emerging Development in the Countryside, Undeveloped Coast and Designated Landscapes policies to provide protection against inappropriate development in these locations. If the NP would like to identify new development sites in Bantham and/or Buckland, then a site allocations process should be followed, with justification for identifying sites in these locations. It is accepted that Bantham and Buckland do form a network of rural villages that look to Thurlestone for a limited level of services and amenities. However, given the distances between the settlements, and local topography, it is expected that most people will drive to Thurlestone by car, and as such it is not considered appropriate to label either Buckland or Bantham as ‘sustainable’.</p>	
<p><b>POLICY TP3 – AFFORDABLE HOUSING</b></p>	<p>Provides criteria which must be met in order to deliver affordable housing schemes. The policy preface identifies 2 specific types of housing that the plan is seeking to deliver, both of which identify local people on low or medium salaries as a specific need group. The NP also identifies infill plots as being preferable for development other than sites adjoining existing settlements. For the NP to rely upon plots within existing settlements, where land values are already elevated, to deliver affordable housing seems unrealistic, unless land owners altruistically suppress the value of their land to reduce the overall delivery costs of a new home. The NP also seems to place an</p>	<p>TP3 supports affordable housing on either infill or rural exception sites to meet identified local housing need. No preference for infill is expressed in the policy.</p> <p>Given limited infill available and high land prices, community-led housing is seen as a valuable opportunity to provide 1 or 2 small-scale sites for young working people on land in the parish that might not otherwise be allocated for housing, or which is unlikely to be of interest to mainstream housebuilders.</p> <p>The Plan is not required to identify and allocate a site, but there are local families interested in</p>

	<p>over-reliance on community-led housing to deliver affordable housing schemes, without any evidence of a Community Land Trust existing in the NP area or actively looking for a site. To be able to demonstrate that the identified short-term affordable housing need of 5 dwellings can be met, the NP should consider identifying a CLT/Community-led housing site. This will give greater certainty of delivery, and reduce the burden and risk on community groups by not relying on the groups themselves to identify and purchase a site. Para 3.38 says that most of the land adjoining settlements in the NP area is grade 3, and only the provision of affordable housing would justify the loss of productive agricultural land. Adopted and emerging Development in the Countryside policies require just that, and could be used to deliver Affordable Housing on sites adjoining exiting settlements. By not considering the merits of sites adjoining existing settlements the NP cannot be considered to be applying the presumption in favour of sustainable development as required by the NPPF – which does apply even in the AONB, as long as the proposal is not considered to be ‘major’, and the requirements of the CRoW Act are fully met. The NP are encouraged to reconsider their approach to sites adjoining existing settlements. The NP could meet its aims for delivering community-led, affordable housing by allocating a site for that use and delivery on a specified site.</p>	<p>progressing this initiative and there are a number of possible sites that may be suitable. This initiative is currently being progressed with the Council’s housing officers. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP4 – OPEN MARKET HOUSING</b></p>	<p>It is useful to provide specific guidance that can enable the delivery of new housing. The requirement for small- scale schemes is consistent with other elements of the plan, although this does not provide any indication of overall quantity of housing that</p>	<p>The overall quantity of market housing is determined by the amount of infill (including previously developed land) available in each settlement. In the case of a village housing initiative, the quantity would depend on the number of houses needed to</p>

	<p>could be delivered through this route. The mention of the allotment site in Bantham gives credibility to the suspicion that this site is being promoted as a site for development, but without having gone through a rigorous and transparent site selection process.</p> <p>The wording of criteria 2 imposes overly restrictive criteria on sites that could be considered sustainable. The criteria reflects the restrictions applied in previously adopted ‘development in the countryside’ policies that are no longer applied by the LPA as they are not considered to be NPPF compliant, on the basis that such restriction do not reflect the presumption in favour.</p> <p>The emerging JLP policy position regarding development in the countryside is considered to be more aligned to the NPPF presumption in favour of sustainable development.</p>	<p>cross-subsidise the affordable housing. Criterion iii of the first part of TP4 has been deleted. The second part of TP4 has also been amended to exclude the ‘special circumstances’ that allow open market housing in the countryside, given the location of the parish within 3 landscape designations and on the basis of responses to this consultation from the community.</p> <p><b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP5 – REUSE OF FARM AND RURAL BUILDINGS</b></p>	<p>Provides a criteria-based framework to enable reuse of agricultural buildings for residential purposes. Refers back to policy TP1, but nowhere is it required that the location of new homes are required to be in a demonstrably sustainable location. There is a risk of applying this policy and enabling new isolated homes in the countryside, which is contrary to adopted and emerging local policy and national planning guidance.</p>	<p>The adopted and emerging local plan and NPPF all have criteria-based policies that allow reuse of redundant buildings in the countryside for residential uses. No change.</p> <p><b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>

<p><b>POLICY TP6 – PRINCIPAL RESIDENCE REQUIREMENT</b></p>	<p>Policy requiring all new homes to be occupied as a principal residence. The aims of this policy are understood, and the social benefits of providing more homes for local people are understood. However, the evidence provided only partly justifies the policy, and reference made to the similar St Ives NP policy only identifies part of the issue. The justification for the St Ives policy allied the number/proportion of second homes with average house prices and local wages. Given the reliance on infill plots in this plan, it may also be pertinent to look at the cost of building plots too. Once all of these component pieces of evidence are prepared, the issue of affordability and accessibility of housing will be better understood, and therefore providing more robust justification of the policy.</p>	<p>Noted. Detailed evidence is produced in the Housing Topic Paper, including average house prices and cost of building plots. No change.</p>
<p><b>POLICY TP7 – REPLACEMENT DWELLINGS AND EXTENSIONS</b></p>	<p>Criteria for replacement of dwellings and extensions... The application of this policy in identified sustainable settlements is considered overly restrictive, and not in conformity with the presumption in favour of sustainable development. The provisions of TP1 and adopted and emerging residential amenity policies should be engaged to ensure inappropriate subdivision of plots does not take place.</p> <p>There are however instances when the division of plots or redevelopment of large buildings where the addition of new homes provides a more appropriate housing mix and/or a better use of the site. SHDC proposes that this policy is only applied in the countryside, as consistent with the emerging JLP policy position and national planning guidance.</p>	<p>TP7 was supported by 94% of respondents and seeks to address a particular local issue. This policy has been amended to apply only to Thurlestone in order to protect visual amenity and retain a reasonable proportion of bungalows, which are ideally suited to the needs of older people and people wishing to downsize: in 2011, 47% of the population of the parish was aged 60+. The policy has also been amended to ensure inappropriate subdivision of plots does not take place.</p> <p><b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>

<p><b>HOUSING FOR OLDER PEOPLE</b></p>	<p>The analysis of the issue is well constructed and relevant. Did the NP consider having a policy specifically aimed at delivering more housing for older age groups? Could a site be identified for that purpose?</p>	<p>Specialist adaptable housing for older people offered by developers such as Blue Cedar Homes was considered not to be viable or deliverable in the parish. No change.</p>
<p><b>POLICY TP8 – ECONOMIC DEVELOPMENT</b></p>	<p>This enabling policy is encouraging, and supported in its aims. The policy seeks to enable greater flexibility in working practices, which is recognised as being much needed in rural areas. The policy is supported.</p>	<p>Support for TP8 is welcomed.</p>
<p><b>POLICY TP9 – EXPANSION OF EXISTING BUSINESSES</b></p>	<p>Existing business expansion is something that should be encouraged, providing that the business is located in an appropriate location in the first place! In order to compliment policy TP8, should B-class uses not also be encouraged to expand, as long as the requirements of TP1 are met? This would be more consistent with other economy-related policies in the NP?</p>	<p>TP9 has been amended so that it relates to tourism-related businesses. B Class Uses are considered too wide. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP10 – NEW BUSINESSES</b></p>	<p>Another enabling policy is to be supported, although the policy is too prescriptive in the types of businesses it aims to deliver – the use classes order does not differentiate between specific types of A1 use for example, and so policy cannot ensure that other businesses in the same use class could be resisted. The location of the parish, and known users, are likely to dictate which types of businesses are created – surf/water sports shops for example, rather than shoe shops or furniture stores.</p>	<p>TP10 has been amended so that it relates to tourism-related businesses. B Class Uses are considered too wide. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>

<p><b>POLICY TP11 – CARAVAN, CAMPSITES AND CHALET SITES</b></p>	<p>Additional guidance on this type of use is helpful, particularly within the AONB and Undeveloped Coast. However, this presupposes that an existing site is already in an acceptable location, and that a better location cannot be used for caravanning or camping. Possibly consider the relocation of existing sites if it can be demonstrated that the new location is more sustainable and less visually obtrusive?</p>	<p>The community has not raised any concerns or objections about the location of any existing caravan or campsites. No change. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP12 – NEW BUSINESS HUB</b></p>	<p>It is not clear what the policy is expecting to deliver – possibly a large, multi-use building, seemingly not restricted to a location within an existing settlement? This is seemingly not restricted by use. SHDC preference would be for a site to be identified and allocated for this purpose.</p>	<p>TP12 has been amended to make it clear what the policy is expecting to deliver: a large, multi-use building would not qualify. The hub may occupy a former farm or rural building (TP15), but is subject to TP1, and the requirements of criteria I &amp; II. The Plan is not required to identify and allocate a site. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP13 – NEW MARINE-RELATED WORKSHOPS</b></p>	<p>The importance of the coast and marine related industry is not to be undervalued, but it is unclear how viable new marine businesses will be on a watercourse as limited in scale as the River Avon. Larger maritime settlements such as Salcombe and Dartmouth are struggling to sustain their own marine industries, and they benefit from more efficient supply chains and larger pools of employees. Community aspirations may not be entirely consistent with market forces. Some evidence of latent demand would provide helpful justification for this policy.</p>	<p>TP13 has been amended so that any new marine-related workshops would be confined to sites on or close to the Avon Estuary. Boat building is a traditional local industry – Bantam boats – and the existing boat repair and maintenance facilities at Coronation Quay are a valuable facility for local boat owners who would otherwise have to travel out of the parish. The Local Economy Topic Paper provides more detail. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>

<p><b>POLICY TP14 – STORAGE SPACE</b></p>	<p>Storage uses fall within the use class B8, and this would not normally be encouraged in rural or visually sensitive areas. B8 also includes ‘Wholesale warehouses, distribution centres and repositories’. There is also permitted development rights from B8 to C3 dwelling houses. The potential implications of supporting more storage uses should be considered carefully before including in the final draft of the plan.</p>	<p>TP14 seeks to address a particular local issue and is subject to TP1.  PD rights for change of use from B8 to C3 dwellinghouses (Class P) do not apply in the AONB.  No change  <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP15 – CHANGE OF USE OF FARM AND RURAL BUILDINGS</b></p>	<p>The aims of the policy are understood, although it seems potentially too permissive to offer support to all new business uses regardless of use class or location of the farm buildings. Possibly restrict to specific identified uses?</p>	<p>The adopted and emerging local plan and NPPF all have criteria-based policies that allow reuse of redundant buildings in the countryside for commercial uses.  No change.  <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP16 – RETENTION OF EMPLOYMENT USES</b></p>	<p>The first part of the policy could be used to justify loss of employment to residential – particularly if it is meeting a local need. Is that what was intended? It seems to be slightly inconsistent with the preceding policies.</p> <p>The second part of the policy isn’t about retaining employment uses at all, and should be the subject of its own policy, as it sets criteria applicable to proposals for the loss of employment uses, rather than retention.</p> <p>The Devon covenant is typically used to restrict the resale of ex-local authority homes. It is not considered the most appropriate mechanism for delivering affordable housing. SHDC will consider alternative mechanisms and work with NP group on this issue.</p>	<p>Agreed. TP16 has been renamed: Loss of Employment and Tourism-related Uses. The reference in the second part of the policy to occupancy criteria (Local Connection and Devon Covenant) has been deleted.</p>

<p><b>POLICY TP17 – FOOTPATHS AND CYCLE TRACKS</b></p>	<p>New walking and cycling infrastructure brings with it clear benefits, and this policy is supported. However, the creation of new infrastructure has the potential for environmental harm, and at present this policy is one of the few that does not refer back to TP1. SHDC suggests that this policy is cross-referenced with TP1 to ensure that the potential impacts of such development is understood and mitigated against.</p>	<p>Agreed. This policy has been cross-referenced with TP1.</p>
<p><b>POLICY TP18 – RECREATION AND SPORT</b></p>	<p>Facilities for children of all ages to play and recreate are encouraged. Prior to the creation of new facilities, management structures should be carefully examined and put into place. Investment in such facilities often comes from developer contributions, and it is not considered that this plan identifies new growth at a sufficient scale to generate the required levels of investment.</p> <p>The need for new grass pitches should be coordinated with Sport England, who have a good understanding of sports clubs and facilities across the LPA area.</p> <p>SHDC considers that policy 18(2) is not required in addition to policy TP23.</p>	<p>There was support for a level sports pitch in Thurlestone, but only small numbers were involved, so not a priority aim and does not warrant seeking developer contributions. However, if land and grant funds should become available for such a proposal, then this Plan supports it.</p> <p>The second part of TP18 has been moved to TP23 since it relates to the Natural Environment. Justification for the policy is dealt with under TP23.</p> <p><b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP19 – CHANGE OF USE TO OPEN SPACE, SPORT OR RECREATION</b></p>	<p>The health and social benefits of increasing OSSR provision is acknowledged. The policy says nothing about mitigating for the loss of biodiversity or habitats as a result of development.</p>	<p>Agreed. TP19 has been amended to include a criterion about mitigating for the loss of biodiversity or habitats as a result of the development.</p>
<p><b>POLICY TP20 – CHANGE OF USE FROM OPEN SPACE, SPORT AND RECREATION TO OTHER USES</b></p>	<p>Needs to be cross-referenced with Sport England guidance on loss of facilities.</p>	<p>Agreed. The supporting text has been amended to cross-reference with the Sports England Guidance.</p>

<p><b>POLICY TP21 – NON-DESIGNATED HERITAGE ASSETS</b></p>	<p>The implementation of this policy will require professional input from decision makers within the LPA.</p>	<p>The LPA’s heritage specialist is supportive and his comments are welcomed. No change.</p>
<p><b>POLICY TP22 – THE NATURAL ENVIRONMENT</b></p>	<p>The sensitivity of the natural landscape throughout the NP area is acknowledged. This is reflected in the existing local and national policies that apply to the vast majority of the plan area. The NP should consider whether it is appropriate to include a policy that is so well covered by other statutory documents. If the policy remains, care should be taken that terminology is consistent with all relevant documents, and does not use language that creates ambiguity or uncertainty in decision making.</p>	<p>Natural England and RSPB have endorsed this policy. No change. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP23 – COASTAL MANAGEMENT</b></p>	<p>The aims of the policy are understood. The policy needs to be cross-referenced with the current Shoreline Management Plan for the area to ensure compatibility.</p>	<p>The supporting text has been amended to cross-reference with the current Shoreline Management Plan, which is in our evidence base. TP23 now includes the second part of the original TP18 which protects the beaches and their immediate vicinity from inappropriate development. This policy is of particular local importance, given the location of the beaches within 3 landscape designations and, in the case of Bantham, a Scheduled Ancient Monument. The community values its unspoilt beaches – as do its visitors. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>

<p><b>POLICY TP24 – COMMUNITY WIFI</b></p>	<p>(Online draft version has this policy numbered as TP27?) Local and national policies already exist that relate to telecommunications infrastructure. SHDC suggests that NPPF and local policies are referred to before including this policy in future iterations of the NP.</p>	<p>NPPF and local policies are referred to on page 86 of the Pre-submission Consultation Draft plan. TP24 is aimed at small-scale parish requirements. No change. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP25 – CAR PARK</b></p>	<p>This is a permissive policy that enables change of use from agricultural or amenity land to car parking. This is not restricted to within or adjoining settlements. It seems a little incongruous that the NP says that agricultural land is too valuable to be used for anything other than affordable housing, but the permanent loss of such land for car-parking – of any scale – is considered acceptable? There is no limit on scale or number of fields that could reasonably be lost to car parking. For more clarity it is considered more appropriate for the NP to identify and allocate a site for this use. The use of a field as a car park can fall under the 28-day rule, and need not require the physical development of the site.</p>	<p>Agreed. TP4 has been amended so that it only applies to land within or adjoining Thurlestone and is limited to 20 parking spaces. This policy is a response to a local issue (school parking and parish hall overflow) and if land should become available, then the Plan supports it. The Plan is not required to identify and allocate a site. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>
<p><b>POLICY TP26 – AIR AMBULANCE NIGHT LANDING SITE</b></p>	<p>As above. If a site is needed, then the plan should allocate a site that use. It is questionable that such a resource is needed, does ‘permanent’ mean hardstanding, and presumably includes lighting? The land will not be utilised for the defined use for the vast majority of the time. Better to find an existing site that could be adapted for that use at short notice – Parish Hall car park for example. Otherwise there is the potential for environmental harm from this policy.</p>	<p>Devon Air Ambulance Trust has selected a preferred site on land adjoining Thurlestone. Hardstanding is not required. The landing site would have a grass surface and would be subject to TP1, so as to address any potential environmental harm. The Parish Hall car park is not suitable as it is used for evening functions and closely surrounded by built development. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b></p>

<b>POLICY TP27 – SOLAR PANELS AND ARRAYS</b>	The policy may usefully define how ‘close’ to a farm building is going to be assessed? Otherwise the policy is broadly consistent with local policy and national guidance.	The term ‘close’ in TP27 is the term used in the South Devon AONB Guidance and is not defined, but the second part of TP27 has been amended to make it clear that, by contrast, solar arrays on open farmland will not be supported.
<b>POLICY TP28 – WIND TURBINES</b>	If a site doesn’t fall within PD rights, turbines can only come forward on sites allocated by NPs or Local Plans. As such this policy is surplus to requirements, as clearly no sites are being allocated for that use.	TP28 is included to provide certainty, given the location of the parish within 3 landscape designations. <b><i>Position agreed by LPA on 15 Nov 2017 – see attendance note</i></b>
<b>POLICY TP29 – COMMUNITY HEATING</b>	This policy is consistent with local policy and national guidance.	Noted. No change.

<b>Additional comments</b>	<p>The Thurlestone Neighbourhood Plan seeks to closely manage development within a sensitive landscape, whilst enabling small-scale organic development that meets the priorities and needs of the local community first. The broad aspirations of the plan are consistent with adopted and emerging local policy.</p> <p>It is acknowledged that the emerging neighbourhood plan has been subject to a ‘health check’, and subject to some proposed amendments has been considered ‘sound’. As described in the introduction, there could be a difference between a ‘sound’ plan, and a plan that can be applied alongside locally adopted policies in a complimentary manner to maximum positive effect. For the most part, this consultation response poses questions or proposes amendments that are</p>	<p>The NPIERS ‘Healthcheck’ confirms that the policies in the Plan (subject to some amendments that were incorporated in the Pre-Submission Consultation Draft Plan) meet the requirements of the Basic Conditions, including, the requirement to have regard to national policy and to be in general conformity with the strategic policies in the adopted development plan. The term ‘sound’ does not apply to neighbourhood plans.</p> <p>The remaining comments raised by the LPA have already been addressed in the above responses, following positive and constructive discussions with the LPA officer on 15 Nov 2017.</p>
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	<p>designed to make a positive contribution to the next iteration of the neighbourhood plan. The outcome of these deliberations are unlikely to determine whether the plan meets the required basic conditions, where conformity with local and national policy is questioned.</p> <p>There are two policies that at present are considered to conflict with both adopted and emerging policy and national guidance to such a degree that the plan is not considered to meet the basic conditions. These policies relate to the settlement boundaries drawn around Bantham and Buckland (TP2) – and the proposed use that these boundaries are designed to serve, and the replacement dwelling policy (TP7).</p> <p>Some concern is also raised over the reliance on community-led housing schemes to deliver the identified affordable housing need. Reference is made to funding that is being held by SHDC at this present time for the delivery of community-led housing. There is no guarantee that any of this will be spent in the parish of Thurlestone, and no expectation that the funding will be used to procure sites on behalf of community groups.</p> <p>The Housing Needs Survey provides a limited snapshot of need, and has a limited relevance of 3-5 years. Like all statutory DPD, review and monitoring of the effectiveness of the plan will be required. Under-delivery of affordable housing to meet an identified housing need could result in proposals on unallocated sites being approved. SHDC encourages neighbourhood plans to identify and allocate sites</p>	
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	<p>for specific uses to provide certainty of delivery, providing that the requisite allocations processes are followed. It should also be noted that newly arising need is required to be factored into a review cycle of this neighbourhood plan.</p> <p>The plan is well-written and comprehensively researched. SHDC considers that the draft Thurlestone neighbourhood plan can be brought into compliance with local policy and national guidance subject to the advice and guidance provided being followed.</p>	
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