

Working together



West Devon Borough Council

Response to the

Highampton Neighbourhood Plan Regulation 16 consultation

September 2020

The Highampton Neighbourhood Plan was submitted to West Devon Borough Council on 24th June 2016. The Council was satisfied that the submission draft and accompanying documents complied with all the relevant statutory requirements

The plan was publicised in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations and representations invited between Monday 13th July to Monday 24th August 2020.

West Devon Borough Council made a full response to the Regulation 14 consultation carried out by the Qualifying Body in respect of the Highampton Neighbourhood Plan.

This document sets out West Devon Borough Council's response to the Regulation 16 version of the plan, focussing on the extent to which it is considered that the current version of the draft plan has responded in largest part to comments made at Regulation 14 and whether any significant concerns remain.

Overall, the Council is satisfied that the Regulation 15 draft neighbourhood plan has taken adequate account of comments made at Regulation 14, and that the consequent rewording of the document has resulted in a stronger plan. There remain, however, some areas of concern that are detailed below.

Comments on the General Text

Para 1.3 "West Devon Borough Council developing Plan" is replaced by "the Plymouth and West Devon Joint Local Plan:2014 to 2034 (JLP) adopted by the participating Councils (West Devon, Plymouth and South Hams) in March 2019)

Title above para 1.7 should read..." Plymouth and West Devon Joint Local Plan: 2014 to 2034 (JLP)"

Para 21.9 There has been considerable discussion with the Qualifying Body regarding the calculation of the housing “requirement” in the light of JLP Policy TTV25 and the Supplementary Planning Document approved by the JLP participating Authorities in March of this year (pages 204-206, paras 11.27-11.41). The Council wish to place on record that it has concerns about the conclusion drawn in this paragraph. This does not amount to an objection. The Council consider the housing strategy underlying the NP, the consolidation of the village core along Church Road, alongside the housing allocation proposed (HNPH1) meet the requirements of the JLP.

Policy/Text	Comments
<p>HNPH1</p> <p>Land comprising approx. 1.2ha at HNP HS1 as identified on the plan is allocated for the development of a minimum of 14 residential dwellings together with related community facilities.</p> <p>The development shall include:</p> <ul style="list-style-type: none"> • A minimum of 14 new homes, designed and built to eco-standards, including at least 4 affordable homes. • A mixture of two and three bedroom semi-detached and terraced dwellings. • A single vehicular access from Church Road to serve the whole development. • An area of land suitable for outdoor recreational use with a minimum area of 0.3 ha. <p>A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered.</p> <p>Development shall not commence until that</p>	<p>No Comment.</p>

<p>masterplan has been approved in writing by Highampton Parish Council and the local planning authority.</p> <p>The development of the site to be in accordance with a Development Brief. (Appendix 9) and the requirements of Policy HNPH4</p>	
<p>HNPH2</p> <p>There will be a presumption against development outside of the defined settlement boundary</p>	<p>Suggest a reference to National and Local Policy here and a statemnet on the type of housing development that would be permitted outside the settlement boundary is included..</p> <p>The reference to Policy TTV27 may better be covered under a separate Policy which identifies appropriate criteria, applicable to Highampton, over and above those identified in Policy TTV27</p>
<p>HNPH3</p> <p>All sites for development must provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community.</p>	<p>No comment</p>
<p>HNPH4</p> <p>The design and layout of housing in locations which are considered acceptable and meet other relevant policies of this Plan should:</p> <ul style="list-style-type: none"> • reflect the character of the area in which it is located; • where appropriate utilise natural local materials consistent with other buildings in the locality that harmonise with the existing rural character of the area; • be of a scale and appearance that integrates into the existing development within the village; 	<p>No comment.</p>

<ul style="list-style-type: none"> • retain important natural features including trees, hedges and verges and include proposals to enhance the landscaping of the site and improve biodiversity; • not have an unacceptable impact on neighbouring properties through loss of amenities, noise or light pollution; • be designed and constructed to high levels of sustainability that aim for zero levels of carbon emissions. 	
<p>HNP5</p> <p>Development should ensure that all vehicles can enter and leave the site from the existing highway in a forward direction.</p>	<p>No comment</p>
<p>HNP6</p> <p>Parking provision will be required for each property on the basis of:</p> <ul style="list-style-type: none"> • 1 space for one-bedroom dwellings; • 2 spaces for two and three bedroom dwellings; • 3 spaces for dwellings of four bedrooms and above. <p>In addition, dwellings with direct access from existing roads will be required to make additional provision for visitor parking.</p>	<p>No comment.</p>

<p>HNPH7 All relevant new development should, where possible, provide a refuge for pedestrians either as part of the site layout or, by contribution, on other principal routes within the village.</p>	
<p>HNPE1</p> <p>Proposals for small scale employment development will be favourably considered provided that they:</p> <ul style="list-style-type: none">• are appropriately located in relation to the existing residential areas and road network; • be of a scale and appearance that integrates into the existing development within the parish;• do not have an unacceptable impact on neighbouring properties through loss of amenities, noise or light pollution;• reflect the character of the area in which it is located;• where appropriate utilise natural local materials consistent with other buildings in the locality that harmonise with the existing rural character of the area;• retain important natural features including trees, hedges and verges and include proposals to enhance the landscaping of the site and improve biodiversity; • be designed and constructed to high levels of sustainability that aim for zero levels of carbon emissions;	<p>No comment</p>

<ul style="list-style-type: none"> • do not generate unacceptable vehicle movements given the restrictions of the existing road network; • provide sufficient off-road space for any loading, unloading and any parking for all employees and potential customers. In no circumstances should any development rely on <ul style="list-style-type: none"> • the future use of on-road parking, loading or unloading at any time. 	
<p>HNPE2</p> <p>Proposals for diversification of agricultural use will be supported provided that they:</p> <ul style="list-style-type: none"> • retain and support the existing agricultural use; • are appropriately located in relation to the existing residential areas and road network; • do not adversely impact the environment by generating noise, air pollution or loss of landscape and natural environment; • retain the essential rural character of the Parish and • do not generate unacceptable vehicle movements given the restrictions of the existing road network • In other respects meet the requirements of Policy HPPE1 where appropriate. 	<p>No comment</p>

<p>HNPE3</p> <ul style="list-style-type: none">• Unless it has been demonstrated that the existing use or an alternative employment use is no longer viable.• In order to demonstrate the non-viability of any employment use it is a requirement that the business and premises has been shown to have been actively marketed for employment use for a period of at least 12 months. <p>Proposals for the redevelopment of, or change of use of, existing employment land or premises will not be permitted if it results in a net loss of jobs.</p>	<p>No comment.</p>
<p>HNPR1</p> <p>At least 0.3ha of land suitable for outdoor recreational use will be identified and developed within the allocation for residential development under Policy HNPH1.</p> <p>Details of the development and provisions for future ownership and maintenance as a Local Green Space will be the subject of an agreement between the developer and Highampton Parish Council.</p>	<p>No comment.</p>
<p>HNPR2</p> <p>Proposals for the change of use of agricultural or amenity land to open space, sport or recreational use will be supported provided the proposal will make a positive contribution to the wellbeing and social needs of the local community and would not prejudice the existing related agricultural use.</p>	<p>No comment</p>

HNPEN1

Development proposals within the Parish should demonstrate that the following landscape design principles and environmental safeguards are met as and where applicable:

- the scale, form and character of the existing settlement is maintained;**
- new development is of a scale to complement the traditional character of the village;**
- landscaping and boundary treatments use native species and, where practical and possible retain mature trees. However, where this is not possible, non-native species which are beneficial for wildlife will be acceptable alternatives;**
- the landscape character and residents' amenities are protected from any noise, light or other pollution;**
- existing local habitats and wildlife corridors are identified, protected and new ones created where practical and possible; • environmental gain is included as set out in the Government's 25 year plan;**
- the design and construction are to a high level of sustainability that aims for zero levels of carbon emissions;**
- the site, surrounding land and natural water courses are all adequately protected from air or water borne pollution.**

No comment.

HNPHE1 The historic environment must be preserved and enhanced. Proposals that affect the significance of heritage assets are to be judged on the scale of damage or loss to the Parish.	No comment

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