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**From:** Duncan Smith  
**Sent:** 18 May 2020 12:04  
**To:** Hayley Stokes  
**Cc:** SW-Neighbourhood Planning  
**Subject:** RE: AB FW: South Huish

Hayley....It's the same plan . The Group are extending the consultation in the light of the Lock Down. I don't see any need for you to go through the Plan again since its unchanged.....Regards Duncan

---

**From:** Hayley Stokes <hayley.stokes@devon.gov.uk>  
**Sent:** 18 May 2020 11:28  
**To:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Subject:** FW: AB FW: South Huish

Hello Duncan,

I hope you are well.

Devon County Council made comments on the Neighbourhood Plan in January – has anything changed since then? Would you like us to look through this again?

Best wishes,  
Hayley

---

**From:** SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>  
**Sent:** 08 May 2020 00:00  
**Subject:** FW: South Huish

Dear Consultee,

As a consultee to the South Huish Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the South Huish Neighbourhood Plan proposal.

You will recall I wrote to during March to inform you that the formal consultation on the South Huish Plan would take place between Monday 16<sup>th</sup> March and Monday 27<sup>th</sup> April. During the consultation period the Government introduced Lock Down measures which curbed the ability of some consultees to respond.

In the light of this, South Hams District Council have decided, in consultation with South Huish Parish Council, to reopen the consultation which will now take place between 11<sup>th</sup> May 2020 and 22<sup>nd</sup> June 2020. The Parish Council have agreed to undertake the following measures to ensure all consultees and members of the local community: have the opportunity to view the South Neighbourhood Plan and make comments upon it if they so wish:-

- Laminated posters and information sheets be displayed at all prominent locations – including Malborough & South Huish Post Offices, Fisherman's Reading Room and on the windows/doors of local businesses where possible.
- A request will be made to the Cottage Hotel and The Cove to include an information sheet to any food deliveries/collections within the parish.
- The Neighbourhood Plan Team will contact all those within the parish who previously provided feedback – be it via website/email or telephone if they are not otherwise connected.

- Hard copies of the plan will be delivered to anyone who requests one – they can be ordered via a Parish Councillor, by one of the NDP team or by contacting the Clerk on 07704 941150.
- Anyone without internet access wanting to provide written feedback will be able to leave the details at Marlborough Post Office OR if they are in self-isolation and unable to leave their property they can contact the Clerk on the above number and collection of their letter will be arranged.
- The updated details will be posted on the website.
- Reminders will be provided on the Hope Cove Facebook page.
- A general email to all parish contacts will be issued asking for the information to be widely shared. This will include a copy of the information sheet that can be printed and passed on.
- We will also ensure that all details are passed to our Volunteer Team to ensure that vulnerable people receive full details (in writing) when shopping/supplies are dropped off.
- Any comments received in the earlier round of consultation will be passed to the Examiner.

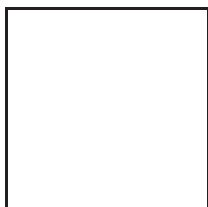
Please response to this consultation by email to SW-Neighbourhood Planning  
<[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk) or by any of the methods proposed by the Parish Council above.

If we do not hear from you before the 22<sup>nd</sup> June 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website [www.southhuish-pc.org.uk](http://www.southhuish-pc.org.uk).

pp *S. Packham*

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



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**From:** Duncan Smith  
**Sent:** 18 May 2020 12:05  
**To:** SW-Neighbourhood Planning  
**Subject:** FW: AB FW: South Huish  
**Attachments:** South Huish and surrounding LSOA population estimates since 2013.xlsx; South Huish IMD analysis.xlsx; Salcombe claimant count.xlsx; Policy Response NP South Huish.pdf

Sarah....Can you file on S Huish Reg 16. My response was sent earlier....Ta D

---

**From:** Hayley Stokes <hayley.stokes@devon.gov.uk>  
**Sent:** 18 May 2020 11:28  
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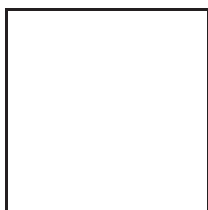
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pp *S. Packham*

Duncan Smith  
Neighbourhood Planning Officer  
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**Population estimates - small area based by single year of age - England and Wales**

ONS Crown Copyright Reserved [from Nomis on 4 December 2019]

area type 2011 super output areas - lower layer

area name E01020172 : South Hams 012A

gender Total

Date	All Ages	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+
2011	1,800	239	130	420	460	551
2012	1,791	234	136	416	441	564
2013	1,781	234	136	409	422	580
2014	1,804	255	115	427	425	582
2015	1,789	246	110	423	414	596
2016	1,801	263	105	411	426	596
2017	1,825	262	103	427	434	599
2018	1,833	265	95	452	420	601

**Population estimates - small area based by single year of age - England and Wales**

ONS Crown Copyright Reserved [from Nomis on 4 December 2019]

area type 2011 super output areas - lower layer

area name E01020172 : South Hams 012A

gender Male

Date	All Ages	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+
2011	853	114	60	204	218	257
2012	839	113	58	193	217	258
2013	840	110	57	199	200	274
2014	852	125	50	197	198	282

2015	847	123	49	197	189	289
2016	865	130	51	192	198	294
2017	873	126	51	200	200	296
2018	864	121	49	208	197	289

## Population estimates - small area based by single year of age - England and Wales

ONS Crown Copyright Reserved [from Nomis on 4 December 2019]

area type 2011 super output areas - lower layer

area name E01020172 : South Hams 012A

gender Female

Date	All Ages	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+
2011	947	125	70	216	242	294
2012	952	121	78	223	224	306
2013	941	124	79	210	222	306
2014	952	130	65	230	227	300
2015	942	123	61	226	225	307
2016	936	133	54	219	228	302
2017	952	136	52	227	234	303
2018	969	144	46	244	223	312

LSOA code LSOA name (2011)	Local Authority District code (2019)	Local Authority District name (2019)	Index of Multiple Deprivation 2019 (IMD) Rank (where 1 is most deprived)	2019 % of England average where 100%=least deprived in England.	2015 % of England average where 100%=least deprived	Direction of travel			
IMD2019 vs 2015									
(overall deprivation)									
Income domain of deprivation 2019 vs 2015	E01020172	South Hams 012A	E070000044	South Hams	19,560	59.6	19337	58.9	223 slightly less deprived
Skills domain of deprivation 2019 vs 2015	E01020172	South Hams 012A	E070000044	South Hams	18,131	55.2	19105	58.2	-974 slightly more deprived
	E01020172	South Hams 012A	E070000044	South Hams	23,587	71.8	24,041	73.2	-454 slightly more deprived

Claimant count by sex and age

ONS Crown Copyright Reserved [from Nomis on 4 December 2019]

gender Total  
age All categories: Age 16+  
measure Claimant count

fward2011:E36002326 :

Date	Salcombe and Malborough
October 2013	10
October 2014	10
October 2015	10
October 2016	5
October 2017	5
October 2018	5
October 2019	10

Under Universal Credit a broader span of claimants are required to look for work than under Jobseeker's Allowance.

As Universal Credit Full Service is rolled out in particular areas, the number of people recorded as being on the Claimant Count is therefore likely to rise.

This dataset only includes claimant records with information to sufficiently classify them within the dataset.

Totals from this dataset may not tally with the total number of claim records shown elsewhere as a small number of records do not have this information.

Il data are rounded to the nearest 5 and may not precisely add to the sum of the number of people claiming JSA,

A published on Nomis, and the number of people claiming Universal Credit required to seek work, published by DWP, due to independent rounding.

Rates for local authorities from 2018 onwards are calculated using the mid-2018 resident population aged 16-64.

Rates for regions and countries from 2017 onwards are calculated using the mid-2017 resident population aged 16-64.

Rates for 2011 census frozen wards are calculated using the mid-2016 resident population aged 16-64.

Claimant count by sex and age

ONS Crown Copyright Reserved [from Nomis on 4 December 2019]

gender Total



age  
measure

All categories: Age 16+  
Claimants as a proportion of residents aged 16-64

fward2011:E36002326 :					
Date	Salcombe and Malborough	uacounty19:Devon	ualad19:South Hams	country:England	country:United Kingdom
October 2013	0.7	1.4	1.1	3.0	3.1
October 2014	0.5	0.9	0.6	2.1	2.2
October 2015	0.5	0.8	0.6	1.7	1.8
October 2016	0.4	0.9	0.6	1.8	1.8
October 2017	0.2	0.9	0.7	1.8	1.9
October 2018	0.4	0.9	0.9	2.2	2.2
October 2019	0.5	1.6	1.3	2.8	2.9

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ONS Crown Copyright Reserved [from Nomis on 4 December 2019]

gender  
age  
measure

Total  
Aged 16-24  
Claimant count

fward2011:E36002326 :		
Date	Salcombe and Malborough	
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October 2014		0

October 2015	0
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ONS Crown Copyright Reserved [from Nomis on 4 December 2019]

gender  
age  
measure

Total  
Aged 25-49  
Claimant count

Date	fward2011:E36002326 :				country:England	country:United Kingdom
	Salcombe and Malborough	uacounty19:Devon	ualad19:South Hams			
October 2013	5	3,335	240	577,720	708,220	
October 2014	5	2,150	150	398,795	499,105	
October 2015	5	1,905	140	329,820	412,580	
October 2016	5	1,950	145	327,030	405,310	
October 2017	0	1,905	155	345,660	420,375	
October 2018	5	2,090	210	415,170	503,470	
October 2019	5	3,845	335	556,075	664,855	

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gender	Total	fward2011:E36002326 :					country:United Kingdom
age	Aged 50+	Salcombe and Malborough	uacounty19:Devon	ualad19:South Hams	country:England		
measure	Claimant count						
Date							
October 2013		5	1,435	150	183,230	224,970	
October 2014		5	970	85	141,250	177,310	
October 2015		5	1,055	90	133,190	166,380	
October 2016		5	1,180	95	148,545	183,615	
October 2017		0	1,210	110	166,975	202,160	
October 2018		0	1,280	125	204,845	247,565	
October 2019		5	2,005	210	250,655	299,100	

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Katharine Harrod  
169 Cumber Close,  
Malborough  
Kingsbridge  
TQ7 3DE

**Planning**  
Lucombe House  
County Hall  
Topsham Road  
Exeter  
EX2 4QD

Tel: 0345 155 1015  
Email: [planning@devon.gov.uk](mailto:planning@devon.gov.uk)  
Fax: 01392 381459

Dear Ms Harrod,

**RE – South Huish Neighbourhood Development Plan (2019 to 2034): Pre Submission version August 2019**

Thank you for providing the opportunity to comment on the South Huish Neighbourhood Development Plan. This response provides the formal views of Devon County Council in relation to:

- Economic development;
- Flood risk;
- Local highway provision;
- Public health; and
- Public Rights of Way (PROW).

We would like to draw attention to the aspirational policies within the plan, which are positive in their aims, but go beyond the remit of a neighbourhood plan.

The additional comments are included in the Appendix to the letter which provides the information requested in the response form.

If you have any questions, please do not hesitate in contacting me.

Yours faithfully,



**Chief Planner**  
Mike Deaton




## Appendix: Comments

### South Huish Neighbourhood Plan: Pre-Submission version August 2019

Section/paragraph	Topic	Comments
Foreword		<p>For information - Devon County Council has a role as Waste &amp; Mineral Planning Authority, and consequently has produced the 'Devon Waste Plan', and the 'Devon Minerals Plan' which function as the 'local plan' for mineral and waste development in Devon.</p> <p>The Neighbourhood Plan powers are limited in dealing with Mineral and Waste development.</p>
6.3.9 - Policy SH Env 7 Reduction of existing flood risk (page 40)	Flood risk	<p><i>'Localised flooding is a regular hazard at various locations within the Parish... this could be overcome by a programme of remedial works and periodic regular maintenance... The Parish Council will negotiate improvements with Devon County Council, and where possible will seek funding to enable such work to be carried out at its discretion'.</i></p> <p>This policy requires further clarity. Will the Parish Council carry out the improvements and maintenance for the sites identified as suggested? This is normally a County Council function.</p> <p>It might be more appropriate to say the Plan would support any improvements and maintenance of the areas that are noted to flood. The Plan cannot be used to exercise powers of another authority.</p> <p>The DCC Flood Risk Management team have stated they are open to having conversations about flood alleviation works within the Parish. However, the Parish Council should be aware that all flood risk management works in communities are prioritised in line with the Council's limited budgets, and numerous other priority locations across Devon, as per the annual Flood Risk Management Action Plan.</p> <p><a href="https://www.devon.gov.uk/floodriskmanagement/local-flood-risk-management-strategy/#top">https://www.devon.gov.uk/floodriskmanagement/local-flood-risk-management-strategy/#top</a></p>
6.3.10 – Policy SH Env 8	Flood risk	<p>It would be worth clarifying what is meant by 'proposal' and 'minor alterations' in this case.</p>

Drainage Impact (page 41)		As neighbourhood plans only have powers to influence what is considered to be 'development' in relation to changes that require a planning application.
6.5.3 – Policy SH T1 Improved traffic management plan for South Huish (page 47)	Highways	It is positive that the Plan is aiming to be aspirational in what it wants to achieve. Again, the policy could support any of the proposals set out including reducing road speeds, and in the supporting text, say it will work with the authority to try and help achieve these. However the Plan cannot be used to require a local authority to exercise its powers to deliver the plan.
6.5.4 SH T2 Car parking (page 48)	Highways	On street parking can form a positive part of new development if designed as part of an overall parking strategy that incorporates different types of parking. The Manual for Streets Guidance sets out ways to achieve this and good parking design. <a href="https://www.gov.uk/government/publications/manual-for-streets">https://www.gov.uk/government/publications/manual-for-streets</a>
6.5.5 Policy SH T3 Footpaths and cycleways (page 48)	Public Rights of Way	As these parking standards are relatively high, it would be positive to see provision of spaces and charging points for electric cars and other ultra low emission vehicles. The parish's aspirations contained in Policy SH T3 – Footpaths and Cycleways are welcomed. However, it should be noted that due legal process and the consent of landowners, and the Highway Authority, would be required to make any changes in the status of existing public rights of way within the parish, and also for changes to the management of surfaces and structures. New routes proposed to assist with connectivity within the parish, and to lead from and to any new development, would again require due legal process.
		Please find a link to the Devon Countryside Access Forum position statement on Neighbourhood Plans for general advice about recreation and access.
		Devon Countryside Access Forum Position Statement on Neighbourhood Plans
<b>General comments</b>		
	Public health	The Public Health team support the Neighbourhood Plan as it incorporates many aspects that will benefit the health and wellbeing of the local population.  The Neighbourhood Plan could be strengthened by considering the following: <ul style="list-style-type: none"> <li>• Need for adaptable homes to enable the ageing population to remain independent.</li> <li>• Wheelchair users often find it difficult to visit their friends as homes are not always built with wheelchair access in mind so we would recommend the design of new</li> </ul>



		<p>homes takes this into consideration.</p> <ul style="list-style-type: none"> <li>• In order to attract a more diverse population, the need for high speed digital technology will attract school and working age families.</li> <li>• Inclusion of any aspirations for future development to contribute towards mitigating against the impacts of climate change, and insure homes are built with the known impacts of climate change in mind.</li> </ul>
	Local economy	<p>To assist in ensuring the document is up to date, please see link to the latest data :-</p> <ul style="list-style-type: none"> <li>• JSNA (Join Strategic Needs Assessment) at the very local level: <a href="https://www.devonhealthandwellbeing.org.uk/jsna/profiles/community-profile/?areaCode=E01020172">https://www.devonhealthandwellbeing.org.uk/jsna/profiles/community-profile/?areaCode=E01020172</a></li> <li>• JSNA for the electoral division (County level ward): <a href="https://www.devonhealthandwellbeing.org.uk/jsna/profiles/community-profile/?areaCode=DIV41">https://www.devonhealthandwellbeing.org.uk/jsna/profiles/community-profile/?areaCode=DIV41</a></li> </ul> <p>Please see attached the following :-</p> <ul style="list-style-type: none"> <li>• Unemployment claimant count data up to October 2019 (Salcombe and surrounding area ward);</li> <li>• The Lower Super Output Area population (not parish) estimates up to 2018</li> <li>• Indices of multiple deprivation 2019 vs 2015 analysis. There has been a small RELATIVE change downwards in terms of income and skills, but it's so small as to have been unlikely to have been an actual decline and levels are better than the national average. Deprivation overall, in this case is less of a concern for the area.</li> </ul>
		<div>  South Huish IMD analysis (002).xlsx          Salcombe claimant count.xlsx          South Huish and surrounding LSOA po       </div>

---

**From:** Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>  
**Sent:** 29 May 2020 10:43  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: South Huish

I refer to the above and would advise that South West Water has no comment.

**Martyn Dunn** Pre-Development Technical Advisor



D: 01392 443702

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

---

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**Sent:** 08 May 2020 00:00  
**Subject:** FW: South Huish

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

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- A request will be made to the Cottage Hotel and The Cove to include an information sheet to any food deliveries/collections within the parish.
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- Hard copies of the plan will be delivered to anyone who requests one – they can be ordered via a Parish Councillor, by one of the NDP team or by contacting the Clerk on 07704 941150.
- Anyone without internet access wanting to provide written feedback will be able to leave the details at Malborough Post Office OR if they are in self-isolation and unable to leave their property they can contact the Clerk on the above number and collection of their letter will be arranged.
- The updated details will be posted on the website.
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- A general email to all parish contacts will be issued asking for the information to be widely shared. This will include a copy of the information sheet that can be printed and passed on.
- We will also ensure that all details are passed to our Volunteer Team to ensure that vulnerable people receive full details (in writing) when shopping/supplies are dropped off.
- Any comments received in the earlier round of consultation will be passed to the Examiner.

Please response to this consultation by email to SW-Neighbourhood Planning  
<[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk) or by any of the methods proposed by the Parish Council above.

If we do not hear from you before the 22<sup>nd</sup> June 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website [www.southhuish-pc.org.uk](http://www.southhuish-pc.org.uk).

pp *S. Packham*

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



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Peninsula House  
Rydon Lane  
Exeter  
Devon EX2 7HR

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---

**From:** Emmanuel Tannen <etannen@tannen.co.uk>  
**Sent:** 08 June 2020 10:04  
**To:** SW-Neighbourhood Planning  
**Subject:** Proposed South Huish Neighbourhood Plan comments

**Importance:** High

Dear Sir/Madam,

I am writing to comment on the proposed South Huish Neighbourhood Plan on behalf of Tenby (London) Limited. Tenby (London) Limited developed the Weymouth Park and Channel View Drive estates in Hope Cove in the 1960s and still retains land in those locations.

It has come to our attention that our piece of land at the end of Weymouth Park (adjacent to no. 40) is proposed to be designated local green space (designation LGS10) and we wish to object to this in the strongest terms possible.

Firstly, as Tenby (London) Limited is the registered proprietor at Land Registry, we find it very surprising that we were not given formal notice of the proposal. Government guidance states explicitly that "the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space". We have not received any communication from South Huish Parish Council or from South Hams District Council in relation to this proposal and had the consultation deadline not been extended we would have in fact missed the opportunity to comment.

Secondly, we question how the land meets the criteria for designation in paragraph 100 of the NPPF and in particular subparagraph (b) which states that designation should only be used when "demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife". This is a small, sloping strip of land of no specific beauty, historic significance or recreational value. It can hardly be considered tranquil given it's position at the end of a dead end street surrounded by houses and adjacent to a public footpath. It has no richness of wildlife to speak of. There is in fact nothing extraordinary about this land and this proposal appears to be an attempt at precluding otherwise reasonable future development.

I note from Appendix 3 to the proposed South Huish Neighbourhood Plan that the Parish Council considers the land to have beauty and recreational value. I would challenge the Parish Council to provide evidence of this. The land does not stand out on its own as an area of beauty and given its size and slope is of very limited (if any) recreational value.

Additionally, the Justification column in Appendix 3 gives no justification for designation; it merely states "an area of planned local amenity/open space within the residential development. Local residents have shared the cost of maintenance". It is interesting to note the use of the word "planned" which appears to acknowledge that the land is not currently considered local amenity/open space. In fact, the land was never intended to be public open space and it is evident from the fact that over the last few years we have been approached by two neighbours seeking to buy the land in order to enlarge their properties that the local residents do not consider it as such.

We believe this is simply a perverse attempt to use the planning process to appropriate privately owned land for the benefit of a few local residents. This is likely to be contravention of a number of Articles of the Human Rights Act 1998 as well as a breach of public law.

I am requesting a formal written response to the points raised in this email and look forward to hearing from you at the earliest convenience.

Yours faithfully,  
Emmanuel Tannen  
On behalf of Tenby (London) Limited

Sutherland House  
70/78 West Hendon Broadway  
London NW9 7BT  
Tel: 020 8202 1066

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---

**From:** Emmanuel Tannen <etannen@tannen.co.uk>  
**Sent:** 09 June 2020 10:09  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: Proposed South Huish Neighbourhood Plan comments

Dear Sir/Madam,

Further to my email of yesterday, I wish to add the following:

It is noted that proposed LGS1, LGS3 and part of LGS13 were removed from the draft plan following objections from the landowners at the pre-submission stage consultation. As we were not consulted at the pre-submission stage we did not have the opportunity to make our position known at that time. However, our position is essentially the same as those landowners and we expect to be treated in the same manner. We hope therefore that the LGS10 designation will be removed from the plan.

Yours faithfully,

Emmanuel Tannen  
On behalf of Tenby (London) Limited

Sutherland House  
70/78 West Hendon Broadway  
London NW9 7BT  
Tel: 020 8202 1066

---

**From:** Emmanuel Tannen  
**Sent:** 08 June 2020 10:04  
**To:** neighbourhood.planning@swdevon.gov.uk  
**Subject:** Proposed South Huish Neighbourhood Plan comments  
**Importance:** High

Dear Sir/Madam,

I am writing to comment on the proposed South Huish Neighbourhood Plan on behalf of Tenby (London) Limited. Tenby (London) Limited developed the Weymouth Park and Channel View Drive estates in Hope Cove in the 1960s and still retains land in those locations.

It has come to our attention that our piece of land at the end of Weymouth Park (adjacent to no. 40) is proposed to be designated local green space (designation LGS10) and we wish to object to this in the strongest terms possible.

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We believe this is simply a perverse attempt to use the planning process to appropriate privately owned land for the benefit of a few local residents. This is likely to be contravention of a number of Articles of the Human Rights Act 1998 as well as a breach of public law.

I am requesting a formal written response to the points raised in this email and look forward to hearing from you at the earliest convenience.

Yours faithfully,  
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**From:** SPDC <SPDC@environment-agency.gov.uk>  
**Sent:** 12 May 2020 11:52  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: South Huish  
**Attachments:** dps1.pdf

Dear Duncan,

Thank you for consulting us on the Reg. 16 version of South Huish Neighbourhood Development Plan.

We have briefly reviewed the content and have no substantive comments to make given that the policies within the Plymouth and South West Devon Joint Local Plan cover the issues within our remit. However, we attach comments we made at the designation stage which highlights the environmental constraints to be given further consideration in the NDP. We particularly refer you to the paragraph regarding fluvial and tidal flooding within parts of the Parish, and the policy approach to flood risk set out in the NPPF.

Please contact us again if you require any further advice.

Kind regards

**Sarah Squire MRTPI**  
Sustainable Places – Planning Advisor  
Environment Agency – Devon, Cornwall and the Isles of Scilly Area

Tel: 0208 474 6316  
Email: [SPDC@environment-agency.gov.uk](mailto:SPDC@environment-agency.gov.uk)

Sir John Moore House, Victoria Square, Bodmin, Cornwall, PL31 1EB  
Manley House, Kestrel Way, Exeter, Devon, EX2 7LQ



To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.

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**From:** SW-Neighbourhood Planning [mailto:[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)]  
**Sent:** 08 May 2020 00:00  
**Subject:** FW: South Huish

Dear Consultee,

As a consultee to the South Huish Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the South Huish Neighbourhood Plan proposal.

You will recall I wrote to during March to inform you that the formal consultation on the South Huish Plan would take place between Monday 16<sup>th</sup> March and Monday 27<sup>th</sup> April. During the consultation period the Government introduced Lock Down measures which curbed the ability of some consultees to respond.

In the light of this, South Hams District Council have decided, in consultation with South Huish Parish Council, to reopen the consultation which will now take place between 11<sup>th</sup> May 2020 and 22<sup>nd</sup> June 2020. The Parish Council have agreed to undertake the following measures to ensure all consultees and

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If we do not hear from you before the 22<sup>nd</sup> June 2020 we shall assume you have no comments to make.

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pp *S. Packham*

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



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Mr Phil Baker  
South Hams District Council  
Planning Policy  
Follaton House Plymouth Road  
Totnes  
Devon  
TQ9 5NE

**Our ref:** DC/2014/115020/AP-  
14/IS1-L01  
**Your ref:**  
**Date:** 19 January 2016

Dear Mr Baker

## **APPLICATION TO DESIGNATE A NEIGHBOURHOOD PLAN AREA FOR SOUTH HUISSH PARISH**

Thank you for your consultation of 18 December 2015 providing us with the opportunity to comment on the above designation request.

We have no objections to this application to designate the parish as a neighbourhood plan area. However, at this early stage in the neighbourhood planning process we would like to take this opportunity to highlight the environmental constraints that are likely to need further consideration as the plan develops.

Parts of the parish are at risk of either fluvial or tidal flooding. Although the majority of existing development in the parish is located outside of these areas parts of Outer Hope adjacent to the watercourse are at risk of flooding. In line with the National Planning Policy Framework we would seek any new development to be directed to areas outside Flood Zone 3 (High probability) and Flood Zone 2 (Medium probability). Any new development which has to be located in these flood zones would need to be safe for its lifetime (including allowance for Climate Change), not increase flood risk elsewhere and, where possible, reduce flood risk over all.

In addition, we would be looking for new development to manage surface water drainage on site through the use of Sustainable Drainage Systems to ensure that surface water flooding risks are not increased and, where possible, are reduced. Nonetheless, please note that Devon County Council, as Lead Local Flood Authority, is now the lead authority for surface water matters.

It should be noted, should any development be allocated along the coastline, that the recommendation of the Shoreline Management Plan along the Parish's coastline in this area is for 'no active intervention'. The policy of 'no active intervention' assumes that existing defences are no longer maintained (at least by public funds) and will fail over

time or undefended frontages will be allowed to evolve naturally.

With regard to the objectives of the Water Framework Directive the coastal waters at this location are at Good Ecological Status. Therefore, any new development must not cause deterioration from the present status. We also recommend that the plan references the Catchment Based Approach; not necessarily how the plan ties in with the South Devon Catchment Partnership but at a more local scale what consideration will be given to the environment up and down stream of the area.

We would welcome further consultation on the next stage of your plan to identify any opportunities to deliver positive outcomes for shared priorities through it.

Yours sincerely

**MARCUS SALMON**  
**Sustainable Places Planning Specialist**

Direct dial 01208 265046

Direct fax 01208 78321

Direct e-mail [marcus.salmon@environment-agency.gov.uk](mailto:marcus.salmon@environment-agency.gov.uk)

---

**From:** Parish, Sally <Sally.Parish@highwaysengland.co.uk>  
**Sent:** 11 May 2020 14:03  
**To:** SW-Neighbourhood Planning  
**Cc:** Garnier, Chrystèle  
**Subject:** South Huish Neighbourhood Plan Regulation 16 consultation - Highways England Response

Dear SW-Neighbourhood Planning,

Thank you for providing Highways England with the opportunity to comment on the South Huish Neighbourhood Plan Regulation 16 consultation. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A38 which runs approximately 15km north of the Parish. We previously provided comments on the Regulation 14 draft Plan in December 2019.

We have reviewed the submission draft and remain satisfied that the proposed plan policies are unlikely to result in development which will adversely impact on the SRN and we therefore have no specific comments to make. We do however welcome policies which will support and encourage sustainable modes of transport and reduce reliance on the private car.

These comments do not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.

Kind regards,

Sally

**Sally Parish, Planning Manager (Highways Development Management), Operations**

Highways England | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB

**Phone:** 07834 974215

**Web:** <http://www.highways.gov.uk>

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



---

**From:** SW-Neighbourhood Planning [<mailto:NeighbourhoodPlan@swdevon.gov.uk>]

**Sent:** 08 May 2020 00:00

**Subject:** FW: South Huish

Dear Consultee,

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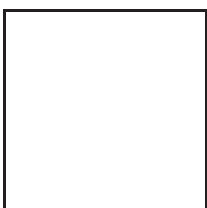
Please response to this consultation by email to SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)> or by any of the methods proposed by the Parish Council above.

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Duncan Smith  
Neighbourhood Planning Officer  
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Email: [Duncan.smith@swdevon.gov.uk](mailto:Duncan.smith@swdevon.gov.uk)  
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**From:** Dig (Shared Mailbox) <Dig2@wwutilities.co.uk>  
**Sent:** 11 May 2020 12:19  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: South Huish

Good afternoon,

Wales & West Utilities plans should now be obtained from LSBUD (<https://www.linesearchbeforeudig.co.uk/>).

If you are working on behalf of a utility company, local authority or contractor working on behalf of a local authority and would still like to continue receiving asset information directly from WWU's Plant Protection Team, an administration fee of £36.00 + VAT will now be applicable.

If you would like to proceed with your request, please let us know whether you will be paying by card or cheque and we will process your request.

**Please note that your request will not be processed until we receive payment.**

Regards

Scott Johnson  
Plant Protection  
Wales & West Utilities Ltd  
Wales & West House  
Spooners Close  
Coedkernew  
Newport  
NP10 8FZ

Telephone – 02920 278912

E-mail – [scott.johnson@wwutilities.co.uk](mailto:scott.johnson@wwutilities.co.uk)

Our privacy notice can be found on our website (<http://www.wwutilities.co.uk/legal/>) or a paper copy can be provided to you on your request. This sets out how we will collect and use information about you.

---

**From:** SW-Neighbourhood Planning [<mailto:NeighbourhoodPlan@swdevon.gov.uk>]  
**Sent:** 08 May 2020 00:00  
**Subject:** FW: South Huish

[Caution: This email has been sent from outside Wales & West Utilities]

Dear Consultee,

As a consultee to the South Huish Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the South Huish Neighbourhood Plan proposal.

You will recall I wrote to during March to inform you that the formal consultation on the South Huish Plan would take place between Monday 16<sup>th</sup> March and Monday 27<sup>th</sup> April. During the consultation period the Government introduced Lock Down measures which curbed the ability of some consultees to respond.

In the light of this, South Hams District Council have decided, in consultation with South Huish Parish Council, to reopen the consultation which will now take place between 11<sup>th</sup> May 2020 and 22<sup>nd</sup> June 2020. The Parish Council have agreed to undertake the following measures to ensure all consultees and members of the local community: have the opportunity to view the South Neighbourhood Plan and make comments upon it if they so wish:-

- Laminated posters and information sheets be displayed at all prominent locations – including Malborough & South Huish Post Offices, Fisherman's Reading Room and on the windows/doors of local businesses where possible.
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- Reminders will be provided on the Hope Cove Facebook page.
- A general email to all parish contacts will be issued asking for the information to be widely shared. This will include a copy of the information sheet that can be printed and passed on.
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- Any comments received in the earlier round of consultation will be passed to the Examiner.

Please response to this consultation by email to SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)> or by any of the methods proposed by the Parish Council above.

If we do not hear from you before the 22<sup>nd</sup> June 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](http://www.southhuish-pc.org.uk) or the Neighbourhood Plan website [www.southhuish-pc.org.uk](http://www.southhuish-pc.org.uk).

pp *S. Packham*

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



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**From:** Gemma Railton <Gemma.Railton@livewest.co.uk> on behalf of Enquiries <Enquiries@livewest.co.uk>  
**Sent:** 11 May 2020 10:51  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: South Huish

Good morning

Thank you for your email. I have sent the information to Luke Dymond the regional manager for neighbourhoods.

If you do have any queries, please do not hesitate to contact us on 0300 123 8080

Kind regards

**Gemma Railton**  
Customer Services Adviser

---

**From:** SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>  
**Sent:** 08 May 2020 00:00  
**Subject:** FW: South Huish

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Please response to this consultation by email to SW-Neighbourhood Planning  
<[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk) or by any of the methods proposed by the Parish Council above.

If we do not hear from you before the 22<sup>nd</sup> June 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website [www.southhuish-pc.org.uk](http://www.southhuish-pc.org.uk).

pp *S. Packham*

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



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**From:** Historic England South West <southwest@historicengland.org.uk>  
**Sent:** 11 May 2020 09:31  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: South Huish

Good morning,

Thank you for your email. Your enquiry has been passed onto the relevant team.

A member of the team will be in touch in due course.

Kind Regards,

Reception | South West  
Direct Line: 0117 975 1308

Historic England | 29 Queen Square  
Bristol | BS1 4ND



Historic England

<https://historicengland.org.uk/southwest>

Follow us on Twitter at [@HE\\_SouthWest](https://twitter.com/HE_SouthWest)

[What's New in the South West?](#)

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**From:** SW-Neighbourhood Planning [mailto:NeighbourhoodPlan@swdevon.gov.uk]  
**Sent:** 08 May 2020 00:00  
**Subject:** FW: South Huish

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Dear Consultee,

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You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website [www.southhuish-pc.org.uk](http://www.southhuish-pc.org.uk).

pp S.Packham

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



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**From:** Cassandra Harrison  
**Sent:** 11 May 2020 08:53  
**To:** SW-Neighbourhood Planning  
**Subject:** FW: South Huish Neighbourhood Plan

FYI

---

**From:** Cassandra Harrison  
**Sent:** 13 March 2020 16:42  
**To:** SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>  
**Cc:** Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>  
**Subject:** RE: South Huish Neighbourhood Plan

Good Afternoon

I have read the South Huish Neighbourhood Plan proposal and would like to make the following comment:

- Policy SH H1 point b can we add “and any other sources of housing evidence as approved by the district council”
- Policy SH H1 point d states that “Affordable homes should be occupied by people with a local connection.” Do they want to be more specific around the rented element of the affordable housing and say that affordable homes to rent will be prioritised to households in Bands A – E on Devon Home Choice with a local connection to the parish of South Huish? This is what Malborough Neighbourhood Plan has done.

Kind regards,

Cassandra Harrison | Housing Specialist | BA (Hons) MCIH  
South Hams District Council | West Devon Borough Council  
Email: [cassandra.harrison@swdevon.gov.uk](mailto:cassandra.harrison@swdevon.gov.uk)  
Tel: 01803 861317  
Work days | Monday to Friday 8.30am – 4.30pm

---

**From:** SW-Neighbourhood Planning  
**Sent:** 12 March 2020 11:02  
**To:** Sarah Packham <[Sarah.Packham@swdevon.gov.uk](mailto:Sarah.Packham@swdevon.gov.uk)>; Adam Davidson <[adam.davison@southdevonaonb.org.uk](mailto:adam.davison@southdevonaonb.org.uk)>; Alex Rehaag <[Alex.Rehaag@swdevon.gov.uk](mailto:Alex.Rehaag@swdevon.gov.uk)>; Alex Whish <[Alex.Whish@swdevon.gov.uk](mailto:Alex.Whish@swdevon.gov.uk)>; Alexis Huggins <[Alexis.Huggins@swdevon.gov.uk](mailto:Alexis.Huggins@swdevon.gov.uk)>; Andy Wellington <[Andy.Wellington@swdevon.gov.uk](mailto:Andy.Wellington@swdevon.gov.uk)>; Anna Henderson-Smith <[Anna.Henderson-Smith@swdevon.gov.uk](mailto:Anna.Henderson-Smith@swdevon.gov.uk)>; Cassandra Harrison <[Cassandra.Harrison@swdevon.gov.uk](mailto:Cassandra.Harrison@swdevon.gov.uk)>; Chris Brook <[Chris.Brook@swdevon.gov.uk](mailto:Chris.Brook@swdevon.gov.uk)>; Claire Fryer <[Claire.Fryer@swdevon.gov.uk](mailto:Claire.Fryer@swdevon.gov.uk)>; Cllr Hilary Bastone <[cldr.Hilary.Bastone@southhams.gov.uk](mailto:cldr.Hilary.Bastone@southhams.gov.uk)>; Cllr Judy Pearce <[cldr.Judy.Pearce@southhams.gov.uk](mailto:cldr.Judy.Pearce@southhams.gov.uk)>; Communications <[Communications@swdevon.gov.uk](mailto:Communications@swdevon.gov.uk)>; David Parkes <[David.Parkes@swdevon.gov.uk](mailto:David.Parkes@swdevon.gov.uk)>; Elections <[Elections@southhams.gov.uk](mailto:Elections@southhams.gov.uk)>; Graham Lawrence <[Graham.Lawrence@swdevon.gov.uk](mailto:Graham.Lawrence@swdevon.gov.uk)>; Graham Swiss <[Graham.Swiss@swdevon.gov.uk](mailto:Graham.Swiss@swdevon.gov.uk)>; Kate Cantwell <[Kate.Cantwell@swdevon.gov.uk](mailto:Kate.Cantwell@swdevon.gov.uk)>; Katherine Jones <[Katherine.Jones@swdevon.gov.uk](mailto:Katherine.Jones@swdevon.gov.uk)>; Land Charges <[Land.Charges@swdevon.gov.uk](mailto:Land.Charges@swdevon.gov.uk)>; Lee Marshall <[Lee.Marshall@swdevon.gov.uk](mailto:Lee.Marshall@swdevon.gov.uk)>; Liz Tucker <[Liz.Tucker@swdevon.gov.uk](mailto:Liz.Tucker@swdevon.gov.uk)>; Patrick Whymer <[Patrick.Whymer@swdevon.gov.uk](mailto:Patrick.Whymer@swdevon.gov.uk)>; Phil Baker <[Phil.Baker@swdevon.gov.uk](mailto:Phil.Baker@swdevon.gov.uk)>; Richard Gage



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Jones <[Thomas.Jones@swdevon.gov.uk](mailto:Thomas.Jones@swdevon.gov.uk)>; Tom Morris <[Tom.Morris@swdevon.gov.uk](mailto:Tom.Morris@swdevon.gov.uk)>; Cllr Bernard Taylor  
<[cllr.Bernard.Taylor@southhams.gov.uk](mailto:cllr.Bernard.Taylor@southhams.gov.uk)>; Andy Wellington <[Andy.Wellington@swdevon.gov.uk](mailto:Andy.Wellington@swdevon.gov.uk)>; Claire Fryer  
<[Claire.Fryer@swdevon.gov.uk](mailto:Claire.Fryer@swdevon.gov.uk)>; Cllr Mark Long <[cllr.Mark.Long@southhams.gov.uk](mailto:cllr.Mark.Long@southhams.gov.uk)>

**Subject:** RE: South Huish Neighbourhood Plan

Dear All,

As a consultee to the South Huish Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the South Huish Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 16<sup>th</sup> March 2020 to Monday 27<sup>th</sup> April 2020 before making a formal decision as to whether we should instruct an independent examiner to carry out the examination.

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

I will prepare a composite response to the South Huish Group from the Council. This will need to be issued by 28<sup>th</sup> April. I would, therefore, appreciate any internal responses that wish to be included in my response be with me by Monday 20<sup>th</sup> April.

If I do not hear from you before the 27<sup>th</sup> April 2020 I shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website [www.southhuish-pc.org.uk](http://www.southhuish-pc.org.uk).

Many thanks  
Duncan

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

---

**From:** LAURA DIXON <laura.hoppecove@virgin.net>  
**Sent:** 10 June 2020 15:01  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

Having looked at the draft of the above plan, page 40 shows a proposed green space to be adopted (LGS10). I would point out that this piece of land is privately owned by a company and therefore fail to see how it can be included in the proposed plan. I trust this will now be removed.

Laura Dixon

9 Weymouth Park

TQ7 3HD

---

**From:** Duncan Smith  
**Sent:** 11 June 2020 15:52  
**To:** Sarah Packham  
**Cc:** SW-Neighbourhood Planning  
**Subject:** FW: South Huish Neighbourhood Development Plan LGS 10  
**Attachments:** Weymouth Park document-7308356.pdf; RE: Proposed South Huish Neighbourhood Plan comments

Sarah .....Can you put this in the S Huish consultation response file. It needs to be sent on to the Examiner along with the consultation replies that have been received....Thanks D

---

**From:** Peter Sandover <peter@sandoverassociates.co.uk>  
**Sent:** 11 June 2020 15:07  
**To:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Cc:** South Huish Parish Clerk <clerk.southhuishpc@gmail.com>; Jo Hocking <gjhocking@btconnect.com>; Joe Hart <jjj.hart@btinternet.com>; Tom Windle <tom@ariadnebc.co.uk>; Mike Knowles <mjkhopedevon@talktalk.net>; Ken Riley <kenmriley@gmail.com>  
**Subject:** Fwd: South Huish Neighbourhood Development Plan LGS 10

Dear Duncan

I am sure you will have received the representation from Tenby (London) concerning LGS 10

The land in question has been the subject of recent unsuccessful Planning application and it may be appropriate to forward the Examiner a copy of the Decision Notice (Rejection) on the application which I attach.

For the purposes of further clarification I would also like to add that:

- All reasonable steps were taken by the NPG to notify the owners of the land (which at Reg. 14 was recorded as Baxter Developments) of the proposed designation and evidence can be provided for this;
- The term 'planned' included in the description of LGS 10 'planned local amenity/open space within the residential development' describes the fact that the area in question was planned as a local amenity space in the original Weymouth Park development and has been used for this purpose since construction in the 1960s, it is therefore an established use. It is not a planned use for the future as suggested by Tenby (London)

The LPA in their decision notice recognise the area in question as a 'valuable greenspace in a residential area that provides relief within the urban environment and is integral to character and openness of this part of the estate...'

We hope this helps support the designation.

Best Regards

Peter Sandover

Sandover Associates  
Barnfield  
Scoble  
South Pool  
Kingsbridge  
TQ7 2RU

Mobile 07967 145728

Phone 01548 532818

Email [peter@sandoverassociates.co.uk](mailto:peter@sandoverassociates.co.uk)

[petersandover@icloud.com](mailto:petersandover@icloud.com)

[peter.sandover@btconnect.com](mailto:peter.sandover@btconnect.com)

[www.sandoverassociates.co.uk](http://www.sandoverassociates.co.uk)

Begin forwarded message:

**From:** Parish Clerk <[clerk.southhuishpc@gmail.com](mailto:clerk.southhuishpc@gmail.com)>

**Subject:** Fwd: South Huish Neighbourhood Development Plan

**Date:** 10 June 2020 at 11:04:41 BST

**To:** Jo Hocking <[gjhocking@btconnect.com](mailto:gjhocking@btconnect.com)>, Joe Hart <[jjj.hart@btinternet.com](mailto:jjj.hart@btinternet.com)>, Ken Riley <[kenmriley@gmail.com](mailto:kenmriley@gmail.com)>, Michael Knowles <[mjkhopedevon@talktalk.net](mailto:mjkhopedevon@talktalk.net)>, Peter Sandover <[peter@sandoverassociates.co.uk](mailto:peter@sandoverassociates.co.uk)>, "Tom Windle (Neighbourhood Development Plan)" <[tom@ariadnebc.co.uk](mailto:tom@ariadnebc.co.uk)>

## PLANNING APPLICATION REPORT

**Case Officer:** Lucy Hall

**Parish:** South Huish **Ward:** Salcombe and Thurlestone

**Application No:** 4175/19/PIP

**Agent:**

Mr Stephen Guard  
Stephen Guard Architects  
2 Efford Corner  
East Allington  
Totnes, Devon  
TQ9 7RA

**Applicant:**

P Hibbert & Tenby London Ltd  
Lothlorien  
Grand View Road  
Hope Cove  
Devon  
TQ7 3HE

**Site Address:** Land adjacent to 40 Weymouth Park & rear of Lothlorien, Hope Cove, Kingsbridge, TQ7 3HD

**Development:** Permission in principle application for new 2 bedroom dwelling

**Recommendation: Refusal**

**Reasons for refusal**

The provision of a dwelling would result in the loss of valuable greenspace in a residential area that provides relief within the urban environment and is integral to character and openness of this part of the estate and enjoyment of the adjoining public footpath, contrary to policies SPT2 and DEV27 of the Plymouth and South West Devon Joint Local Plan, 2014 – 2034; Policy SH Env4 of the emerging South Huish Neighbourhood Development Plan, 2019-2034 and the advice contained within the National Planning Policy Framework, 2019.

**Key Issues for Consideration:**

The application is made under the provisions of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, which came into force on 1st June 2018. This amends the Town and Country Planning (Permission in Principle) Order 2017 to allow Local Planning Authorities to grant permission in principle on receipt of a valid application for housing-led development.

The Local Planning Authority are tasked with considering whether the location, land use and amount of development are acceptable in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those within the National Planning Policy Framework and national guidance, which indicate otherwise.

The Planning Practice Guidance states: "The scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage." The terms of a permission in principle may only include the site location, type and amount of development. The Local Planning Authority can inform applicants what they expect to see at the technical details consent stage, but cannot impose planning conditions.

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**Site Description:**

The application relates to the northern section of part of the existing garden of 'Lothlorien' and an undeveloped parcel of sloping land located on the south western side of Weymouth Park within the coastal village of Hope Cove. Existing dwellings bound the site to the south, east and west. To the west there is also a public right of way 'South Huish Public Footpath 23' and to the north the existing estate road 'Weymouth Park'.

The site lies within the South Devon Area of Outstanding Natural Beauty and Heritage Coast.

**The Proposal:**

Permission in principle is sought for the development of a single dwelling.

Indicative plans have been provided showing how a dwelling could come forward on the site. The proposal shows a two bed bungalow located within the western side of the plot, with a driveway, parking area and turning space occupying a large part of the undeveloped part of the site which falls within Weymouth Park. Two pockets of garden area proposed; one to the east of the parking area and one to the south of the dwelling.

**Consultations:**

- County Highways Authority                      no comments, refer to standing advice
- Drainage (DCC)                                      provide details on what details will be required at the technical details stage
- South Huish Parish Council                      objection

‘South Huish unanimously refuse to accept anything other than a full application in the AONB.’

**Representations:**

The Council has received a number of representations from third parties with 13 objections and 16 supports. The comments received can be summarised as follows: -

**Objection**

- Site is identified as a local green space within the emerging neighbourhood plan.
- Concerns about potential harm to a tree on the public right of way.
- Likely the public right of way would be screened with a fence, adversely affecting the sense of openness with the public right of way
- Development is an over dominance of the site
- Parcel of land has been looked after and maintained by local residents since the bungalows were constructed in the 1960s
- Visually pleasing open space, left undeveloped to preserve the open character of Weymouth Park to the benefit of its residents
- Public right of way could be compromised during construction
- Approval would set undesirable precedent
- Occupants of 40 Weymouth Park consider they have a Right of Way by prescription across the land.
- Any development within AONB and Heritage Coast should offer a tangible benefit to the local community.
- Provision of two bed house is unlikely to provide accommodation for a family and will become a second home.
- Unfortunate that this has been submitted prior to the NP being adopted
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- Proposal conflicts with TTV26 because it will adversely affect the enjoyment of the footpath and fails to enhance the immediate setting of the site.
- Proposal conflicts with SPT2 because the dwelling would not reasonable access to a vibrant community, be well served by local transport and Hope Cove does not have adequate services and facilities.
- Development would undermine the Heritage Coast by introducing a further element of built form into the environment
- Loss of amenity to existing residents through overlooking and loss of privacy.
- Conflicts with the emerging Neighbourhood Plan. NP has reached Regulation 14 and therefore should be attributed significant weight.
- Proposal represents back garden development and conflicts with the NPPF.

- Trees have been removed from the site
- Proposal would put strain on the local drainage system

#### Support

- No objection but any planning consent should only relate to the garden and no other area within Weymouth Park.
- Proposed bungalow would blend in with the neighbouring bungalows.
- Welcome the provision of a modest property which would benefit local people.
- Lack of property within the village which impacts holiday makers and local people
- Efficient use of an empty, unused space and will not impact on the setting of Hope Cove
- Should not be assumed that the dwelling will become another holiday let.
- Provides an opportunity for someone to downsize.
- Proposal demonstrates adequate car parking provision.
- Provision of a modest 2 bed dwelling will not put additional strain on the local drainage system or other amenities
- Proposal unlikely to have an impact on traffic generation in the area

#### ANALYSIS

The scope of consideration is limited to location, use and amount of development proposed with reference to the Development Plan and other material considerations, including the National Planning Policy Framework (NPPF).

There are certain limitations set out in the relevant Order. For the avoidance of doubt the proposed development is not:-

- (a) Major development
- (b) Habitats development
- (c) Householder development
- (d) Schedule 1 development

The proposed development is not considered to be Environmental Impact assessment development.

#### Location:

The policy context regarding development within AONB locations has changed considerably following the adoption of the JLP in March 2019. The JLP does not include any sustainable settlements within the AONB. Though they were originally proposed within the emerging JLP, due to insufficient landscape sensitivity evidence, the Planning Inspector in assessing the JLP recommended the removal of all sustainable settlements within the AONB. Therefore having regard to policy TTV1 which adopts a hierarchy approach to the distribution of growth and development delivering homes and jobs, the site would be assessed against sub section 4 of the policy. TTV1(4) permits development within smaller towns, villages and the countryside where it supports the principle of sustainable development and sustainable communities in accordance with the strategic policies SPT1 and SPT2, including as provided in TTV26 and TTV27.

The JLP does not define settlement boundaries but in accordance with paragraph 5.5 development 'outside built up areas' should be considered in the context of policy TTV26 (development in the countryside). Policy TTV27 relates to residential development on sites adjoining or very near an existing settlement which would not otherwise be realised for development. Officers would argue that the site, lies within the built up area of the settlement of Hope Cove and thus is not within the countryside. Therefore policies TTV26 and TTV27 do not apply.

The fact that the site is within the AONB does not prevent development coming forward on it, but careful regard needs to be afforded to the landscape impact. DEV25 supports encourages small scale proposals which are sustainable and are appropriately located and designed to conserve, enhance and restore protected landscapes. Hope Cove is a small coastal village which benefits from a range of facilities and services. Having regard to a recent appeal decision at Lantern Lodge



(2066/18/FUL) where the inspector considered the suitability of Hope Cove for further housing related development, officers consider the site is within a suitable location.

However, a key component of Policies SPT1 and SPT2 is the delivery of development which reflects local needs. SPT1 2 i defines a sustainable society as one where 'neighbourhoods and communities have a mix of local services and community assets, and accessible greenspace, that meet the needs of local people'. SPT 2 4 defines a key element of a sustainable neighbourhood and community as one which has a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs. These policies are in broad compliance with paragraph 77 of the NPPF which require planning policies and decisions in rural areas to be responsive to local circumstances and support housing developments that reflect local needs. Developing on this Policy DEV8 also requires developments to provide a mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence.

The indicative plans are for a two bed dwelling. Currently there is an imbalance within the village towards local properties which are beyond the financial reach of many and the principle of a two bed is welcomed. However, there is no guarantee the property will remain available to support the needs of the community. Therefore, having regard to the Council's policies, which seek to restrict development within AONB locations, the heritage coast and focus on addressing the existing imbalance with regards to housing supply and provide development which meets the needs of the community, an appropriate response would be to require a local connection tie which restricts occupancy to individuals from within the plan area. This is discussed at length within the emerging SPD.

Restricting occupation to the housing market area suppresses its value and makes it a more affordable housing product, which genuinely benefits the wider community. This would be secured through a Section 106 planning obligation. However, it is recognised there is no mechanism through the permission in principle route to secure a legal agreement or conditions although they could be agreed at technical matters stage. Matters regarding size of the dwelling and occupation could be considered further at technical details stage.

#### Use:

The majority of the site relates to an undeveloped, grassy bank, bounded by established hedges and planting on its western side. It reads as a pleasant open space, providing relief to dwellings against the surrounding suburban environment. It also frames the entrance into Weymouth Park from the footpath located on the western side of the plot. It is clear from the comments received from local residents that this is a highly valued piece of land which is integral to this part of the character of Weymouth Park. The site has remained undeveloped since the estate was originally constructed in the 1960's, and has been maintained and looked after by the residents since.

The site is identified as a 'local green space' within the emerging South Huish Neighbourhood Plan. It is identified as 'LGS10' and described within the evidence base at Appendix A3 as an 'area of planned local amenity/open space within the residential development'. It is also acknowledged that local residents have shared the cost of maintenance. The LGS has been identified for its beauty and recreational value. The supporting text at paragraph 6.3.7 sets out that by designating land as a local green space, 'local communities will be able to rule out new development other than in very special circumstances'. The neighbourhood plan is at regulation 16 stage and is currently out to consultation until 22<sup>nd</sup> June. While the weight attributed to a neighbourhood plan is limited until it is made, the fact that the community have identified the site as a valuable open space cannot be disregarded in the consideration of this application. The designation of the site as a local green space appears to be consistent with the advice provided within paragraphs 99 – 101 of the Framework.

The definition of open space in the National Planning Policy Framework includes all open space of public value. This is not qualified to be limited to land which is owned by a public body or is subject to a formal mechanism to allow public access. Nor is there any requirement that such spaces be of a particular size or be equipped with play facilities. The site is not currently identified as an open space



by the Council although it is inevitable that not everything will be captured. However, the site has remained undeveloped since the estate was constructed and is recognised as an important element of the neighbourhood, which contributes to the character and openness within this part of Weymouth Park. The undeveloped and open nature of the space and associated visual amenity is sufficient to fall within the NPPFs definition and its loss should be considered against the relevant policies set out within the JLP and NPPF.

The JLP acknowledges that green open spaces are an integral part of sustainable communities and having regard to policy SPT2, proximity to an open space is one of the measurements of how sustainable a site is. Having regard to JLP policy DEV27, currently the land is not a designated 'Neighbourhood Green Space'. However, the fact that it has been identified as a local green space within the emerging neighbourhood plan indicates that the space is important to the local community and is not surplus to requirements. Despite being located close to the coast, there are limited local open spaces and a lack of formal equipped play facilities within Hope Cove. This site provides opportunities for informal play and recreation as well as having an amenity value. The nature of the proposed development is such that it would result in the effective loss of all of the area of open space contrary to policies.

Amount of development:

Notwithstanding the concerns regarding current use of the site, if the development was otherwise considered acceptable, Officers consider the red line area could reasonably accommodate a single dwelling. Officers have a number of concerns with the indicative proposal including the contrived position of the building within the plot and dominance of the driveway and parking area. However, these proposals are only intended to show how a development could come forward.

Recommendation – refusal

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

## **Planning Policy**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

SPT3 Provision for new homes

SPT10 Balanced transport strategy for growth and healthy and sustainable communities

SPT12 Strategic approach to the natural environment  
 TTV1 Prioritising growth through a hierarchy of sustainable settlements  
 TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
 DEV1 Protecting health and amenity  
 DEV2 Air, water, soil, noise, land and light  
 DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area  
 DEV10 Delivering high quality housing  
 DEV20 Place shaping and the quality of the built environment  
 DEV23 Landscape character  
 DEV24 Undeveloped coast and Heritage Coast  
 DEV25 Nationally protected landscapes  
 DEV26 Protecting and enhancing biodiversity and geological conservation  
 DEV28 Trees, woodlands and hedgerows  
 DEV29 Specific provisions relating to transport  
 DEV31 Waste management  
 DEV32 Delivering low carbon development  
 DEV33 Renewable and low carbon energy (including heat)  
 DEV35 Managing flood risk and Water Quality Impacts  
 DEV36 Coastal Change Management Areas

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: South Devon AONB Management Plan, 2019 – 2024.

#### **South Huish Neighbourhood Plan (currently at regulation 15 and 16)**

Policy SH Env1, settlement boundaries and avoidance of coalescence  
 Policy SH Env2, Impact on the South Devon Area of Outstanding Natural Beauty  
 Policy SH Env3, safeguarding the biodiversity and green infrastructure throughout the parish  
 Policy SH Env4, local green spaces  
 Policy SH Env8, drainage impact  
 Policy SH Env9, dark skies and the avoidance of light pollution  
 Policy SH H2, principal residence  
 Policy SH T2, car parking  
 Policy SH T3, footpaths and cycleways  
 Policy SH HBE 3, design quality within the parish

#### **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

**The above report has been checked and the plan numbers are correct in APP and the officers report. As Determining Officer I hereby clear this report and the decision can now be issued.**

**Name and signature:**

**L Hall**

**Date:**

**05/06/20**

**Chairman of Planning Committee - Cllr Brazil**

No comments received within three working days

<p><b>Ward Member - Cllr Pearce</b></p> <p>Date cleared - 04/06/20</p> <p>Comments made – support recommendation</p>	<p><b>Ward Member – Cllr Long</b></p> <p>Date cleared – 04/06/20</p> <p>Comments made – support recommendation</p>
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**From:** Emmanuel Tannen <etannen@tannen.co.uk>  
**Sent:** 09 June 2020 10:09  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: Proposed South Huish Neighbourhood Plan comments

Dear Sir/Madam,

Further to my email of yesterday, I wish to add the following:

It is noted that proposed LGS1, LGS3 and part of LGS13 were removed from the draft plan following objections from the landowners at the pre-submission stage consultation. As we were not consulted at the pre-submission stage we did not have the opportunity to make our position known at that time. However, our position is essentially the same as those landowners and we expect to be treated in the same manner. We hope therefore that the LGS10 designation will be removed from the plan.

Yours faithfully,

Emmanuel Tannen  
On behalf of Tenby (London) Limited

Sutherland House  
70/78 West Hendon Broadway  
London NW9 7BT  
Tel: 020 8202 1066

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**From:** Emmanuel Tannen  
**Sent:** 08 June 2020 10:04  
**To:** neighbourhood.planning@swdevon.gov.uk  
**Subject:** Proposed South Huish Neighbourhood Plan comments  
**Importance:** High

Dear Sir/Madam,

I am writing to comment on the proposed South Huish Neighbourhood Plan on behalf of Tenby (London) Limited. Tenby (London) Limited developed the Weymouth Park and Channel View Drive estates in Hope Cove in the 1960s and still retains land in those locations.

It has come to our attention that our piece of land at the end of Weymouth Park (adjacent to no. 40) is proposed to be designated local green space (designation LGS10) and we wish to object to this in the strongest terms possible.

Firstly, as Tenby (London) Limited is the registered proprietor at Land Registry, we find it very surprising that we were not given formal notice of the proposal. Government guidance states explicitly that "the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space". We have not received any communication from South Huish Parish Council or from South Hams District Council in relation to this proposal and had the consultation deadline not been extended we would have in fact missed the opportunity to comment.

Secondly, we question how the land meets the criteria for designation in paragraph 100 of the NPPF and in particular subparagraph (b) which states that designation should only be used when "demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife". This is a small, sloping strip of land of no specific beauty, historic significance or recreational value. It can hardly be considered tranquil given it's

position at the end of a dead end street surrounded by houses and adjacent to a public footpath. It has no richness of wildlife to speak of. There is in fact nothing extraordinary about this land and this proposal appears to be an attempt at precluding otherwise reasonable future development.

I note from Appendix 3 to the proposed South Huish Neighbourhood Plan that the Parish Council considers the land to have beauty and recreational value. I would challenge the Parish Council to provide evidence of this. The land does not stand out on its own as an area of beauty and given its size and slope is of very limited (if any) recreational value.

Additionally, the Justification column in Appendix 3 gives no justification for designation; it merely states "an area of planned local amenity/open space within the residential development. Local residents have shared the cost of maintenance". It is interesting to note the use of the word "planned" which appears to acknowledge that the land is not currently considered local amenity/open space. In fact, the land was never intended to be public open space and it is evident from the fact that over the last few years we have been approached by two neighbours seeking to buy the land in order to enlarge their properties that the local residents do not consider it as such.

We believe this is simply a perverse attempt to use the planning process to appropriate privately owned land for the benefit of a few local residents. This is likely to be contravention of a number of Articles of the Human Rights Act 1998 as well as a breach of public law.

I am requesting a formal written response to the points raised in this email and look forward to hearing from you at the earliest convenience.

Yours faithfully,  
Emmanuel Tannen  
On behalf of Tenby (London) Limited

Sutherland House  
70/78 West Hendon Broadway  
London NW9 7BT  
Tel: 020 8202 1066

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**From:** Duncan Smith  
**Sent:** 11 June 2020 15:52  
**To:** Sarah Packham  
**Cc:** SW-Neighbourhood Planning  
**Subject:** FW: South Huish Neighbourhood Development Plan LGS 10  
**Attachments:** Weymouth Park document-7308356.pdf; RE: Proposed South Huish Neighbourhood Plan comments

Sarah .....Can you put this in the S Huish consultation response file. It needs to be sent on to the Examiner along with the consultation replies that have been received....Thanks D

---

**From:** Peter Sandover <peter@sandoverassociates.co.uk>  
**Sent:** 11 June 2020 15:07  
**To:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Cc:** South Huish Parish Clerk <clerk.southhuishpc@gmail.com>; Jo Hocking <gjhocking@btconnect.com>; Joe Hart <jjj.hart@btinternet.com>; Tom Windle <tom@ariadnebc.co.uk>; Mike Knowles <mjkhopedevon@talktalk.net>; Ken Riley <kenmriley@gmail.com>  
**Subject:** Fwd: South Huish Neighbourhood Development Plan LGS 10

Dear Duncan

I am sure you will have received the representation from Tenby (London) concerning LGS 10

The land in question has been the subject of recent unsuccessful Planning application and it may be appropriate to forward the Examiner a copy of the Decision Notice (Rejection) on the application which I attach.

For the purposes of further clarification I would also like to add that:

- All reasonable steps were taken by the NPG to notify the owners of the land (which at Reg. 14 was recorded as Baxter Developments) of the proposed designation and evidence can be provided for this;
- The term 'planned' included in the description of LGS 10 'planned local amenity/open space within the residential development' describes the fact that the area in question was planned as a local amenity space in the original Weymouth Park development and has been used for this purpose since construction in the 1960s, it is therefore an established use. It is not a planned use for the future as suggested by Tenby (London)

The LPA in their decision notice recognise the area in question as a 'valuable greenspace in a residential area that provides relief within the urban environment and is integral to character and openness of this part of the estate...'

We hope this helps support the designation.

Best Regards

Peter Sandover

Sandover Associates  
Barnfield  
Scoble  
South Pool  
Kingsbridge  
TQ7 2RU

Mobile 07967 145728

Phone 01548 532818

Email [peter@sandoverassociates.co.uk](mailto:peter@sandoverassociates.co.uk)

[petersandover@icloud.com](mailto:petersandover@icloud.com)

[peter.sandover@btconnect.com](mailto:peter.sandover@btconnect.com)

[www.sandoverassociates.co.uk](http://www.sandoverassociates.co.uk)

Begin forwarded message:

**From:** Parish Clerk <[clerk.southhuishpc@gmail.com](mailto:clerk.southhuishpc@gmail.com)>

**Subject:** Fwd: South Huish Neighbourhood Development Plan

**Date:** 10 June 2020 at 11:04:41 BST

**To:** Jo Hocking <[gjhocking@btconnect.com](mailto:gjhocking@btconnect.com)>, Joe Hart <[jjj.hart@btinternet.com](mailto:jjj.hart@btinternet.com)>, Ken Riley <[kenmriley@gmail.com](mailto:kenmriley@gmail.com)>, Michael Knowles <[mjkhopedevon@talktalk.net](mailto:mjkhopedevon@talktalk.net)>, Peter Sandover <[peter@sandoverassociates.co.uk](mailto:peter@sandoverassociates.co.uk)>, "Tom Windle (Neighbourhood Development Plan)" <[tom@ariadnebc.co.uk](mailto:tom@ariadnebc.co.uk)>

## PLANNING APPLICATION REPORT

**Case Officer:** Lucy Hall

**Parish:** South Huish **Ward:** Salcombe and Thurlestone

**Application No:** 4175/19/PIP

**Agent:**

Mr Stephen Guard  
Stephen Guard Architects  
2 Efford Corner  
East Allington  
Totnes, Devon  
TQ9 7RA

**Applicant:**

P Hibbert & Tenby London Ltd  
Lothlorien  
Grand View Road  
Hope Cove  
Devon  
TQ7 3HE

**Site Address:** Land adjacent to 40 Weymouth Park & rear of Lothlorien, Hope Cove, Kingsbridge, TQ7 3HD

**Development:** Permission in principle application for new 2 bedroom dwelling

**Recommendation: Refusal**

**Reasons for refusal**

The provision of a dwelling would result in the loss of valuable greenspace in a residential area that provides relief within the urban environment and is integral to character and openness of this part of the estate and enjoyment of the adjoining public footpath, contrary to policies SPT2 and DEV27 of the Plymouth and South West Devon Joint Local Plan, 2014 – 2034; Policy SH Env4 of the emerging South Huish Neighbourhood Development Plan, 2019-2034 and the advice contained within the National Planning Policy Framework, 2019.

**Key Issues for Consideration:**

The application is made under the provisions of the Town and Country Planning (Permission in Principle) (Amendment) Order 2017, which came into force on 1st June 2018. This amends the Town and Country Planning (Permission in Principle) Order 2017 to allow Local Planning Authorities to grant permission in principle on receipt of a valid application for housing-led development.

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**Site Description:**

The application relates to the northern section of part of the existing garden of 'Lothlorien' and an undeveloped parcel of sloping land located on the south western side of Weymouth Park within the coastal village of Hope Cove. Existing dwellings bound the site to the south, east and west. To the west there is also a public right of way 'South Huish Public Footpath 23' and to the north the existing estate road 'Weymouth Park'.

The site lies within the South Devon Area of Outstanding Natural Beauty and Heritage Coast.



**The Proposal:**

Permission in principle is sought for the development of a single dwelling.

Indicative plans have been provided showing how a dwelling could come forward on the site. The proposal shows a two bed bungalow located within the western side of the plot, with a driveway, parking area and turning space occupying a large part of the undeveloped part of the site which falls within Weymouth Park. Two pockets of garden area proposed; one to the east of the parking area and one to the south of the dwelling.

**Consultations:**

- County Highways Authority                      no comments, refer to standing advice
- Drainage (DCC)                                      provide details on what details will be required at the technical details stage
- South Huish Parish Council                      objection

‘South Huish unanimously refuse to accept anything other than a full application in the AONB.’

**Representations:**

The Council has received a number of representations from third parties with 13 objections and 16 supports. The comments received can be summarised as follows: -

**Objection**

- Site is identified as a local green space within the emerging neighbourhood plan.
- Concerns about potential harm to a tree on the public right of way.
- Likely the public right of way would be screened with a fence, adversely affecting the sense of openness with the public right of way
- Development is an over dominance of the site
- Parcel of land has been looked after and maintained by local residents since the bungalows were constructed in the 1960s
- Visually pleasing open space, left undeveloped to preserve the open character of Weymouth Park to the benefit of its residents
- Public right of way could be compromised during construction
- Approval would set undesirable precedent
- Occupants of 40 Weymouth Park consider they have a Right of Way by prescription across the land.
- Any development within AONB and Heritage Coast should offer a tangible benefit to the local community.
- Provision of two bed house is unlikely to provide accommodation for a family and will become a second home.
- Unfortunate that this has been submitted prior to the NP being adopted
- Overdevelopment of small site
- Proposal conflicts with TTV26 because it will adversely affect the enjoyment of the footpath and fails to enhance the immediate setting of the site.
- Proposal conflicts with SPT2 because the dwelling would not reasonable access to a vibrant community, be well served by local transport and Hope Cove does not have adequate services and facilities.
- Development would undermine the Heritage Coast by introducing a further element of built form into the environment
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- Trees have been removed from the site
- Proposal would put strain on the local drainage system

#### Support

- No objection but any planning consent should only relate to the garden and no other area within Weymouth Park.
- Proposed bungalow would blend in with the neighbouring bungalows.
- Welcome the provision of a modest property which would benefit local people.
- Lack of property within the village which impacts holiday makers and local people
- Efficient use of an empty, unused space and will not impact on the setting of Hope Cove
- Should not be assumed that the dwelling will become another holiday let.
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#### ANALYSIS

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There are certain limitations set out in the relevant Order. For the avoidance of doubt the proposed development is not:-

- (a) Major development
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- (c) Householder development
- (d) Schedule 1 development

The proposed development is not considered to be Environmental Impact assessment development.

#### Location:

The policy context regarding development within AONB locations has changed considerably following the adoption of the JLP in March 2019. The JLP does not include any sustainable settlements within the AONB. Though they were originally proposed within the emerging JLP, due to insufficient landscape sensitivity evidence, the Planning Inspector in assessing the JLP recommended the removal of all sustainable settlements within the AONB. Therefore having regard to policy TTV1 which adopts a hierarchy approach to the distribution of growth and development delivering homes and jobs, the site would be assessed against sub section 4 of the policy. TTV1(4) permits development within smaller towns, villages and the countryside where it supports the principle of sustainable development and sustainable communities in accordance with the strategic policies SPT1 and SPT2, including as provided in TTV26 and TTV27.

The JLP does not define settlement boundaries but in accordance with paragraph 5.5 development 'outside built up areas' should be considered in the context of policy TTV26 (development in the countryside). Policy TTV27 relates to residential development on sites adjoining or very near an existing settlement which would not otherwise be realised for development. Officers would argue that the site, lies within the built up area of the settlement of Hope Cove and thus is not within the countryside. Therefore policies TTV26 and TTV27 do not apply.

The fact that the site is within the AONB does not prevent development coming forward on it, but careful regard needs to be afforded to the landscape impact. DEV25 supports encourages small scale proposals which are sustainable and are appropriately located and designed to conserve, enhance and restore protected landscapes. Hope Cove is a small coastal village which benefits from a range of facilities and services. Having regard to a recent appeal decision at Lantern Lodge

(2066/18/FUL) where the inspector considered the suitability of Hope Cove for further housing related development, officers consider the site is within a suitable location.

However, a key component of Policies SPT1 and SPT2 is the delivery of development which reflects local needs. SPT1 2 i defines a sustainable society as one where 'neighbourhoods and communities have a mix of local services and community assets, and accessible greenspace, that meet the needs of local people'. SPT 2 4 defines a key element of a sustainable neighbourhood and community as one which has a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs. These policies are in broad compliance with paragraph 77 of the NPPF which require planning policies and decisions in rural areas to be responsive to local circumstances and support housing developments that reflect local needs. Developing on this Policy DEV8 also requires developments to provide a mix of housing sizes, types and tenure appropriate to the area and as supported by local housing evidence.

The indicative plans are for a two bed dwelling. Currently there is an imbalance within the village towards local properties which are beyond the financial reach of many and the principle of a two bed is welcomed. However, there is no guarantee the property will remain available to support the needs of the community. Therefore, having regard to the Council's policies, which seek to restrict development within AONB locations, the heritage coast and focus on addressing the existing imbalance with regards to housing supply and provide development which meets the needs of the community, an appropriate response would be to require a local connection tie which restricts occupancy to individuals from within the plan area. This is discussed at length within the emerging SPD.

Restricting occupation to the housing market area suppresses its value and makes it a more affordable housing product, which genuinely benefits the wider community. This would be secured through a Section 106 planning obligation. However, it is recognised there is no mechanism through the permission in principle route to secure a legal agreement or conditions although they could be agreed at technical matters stage. Matters regarding size of the dwelling and occupation could be considered further at technical details stage.

#### Use:

The majority of the site relates to an undeveloped, grassy bank, bounded by established hedges and planting on its western side. It reads as a pleasant open space, providing relief to dwellings against the surrounding suburban environment. It also frames the entrance into Weymouth Park from the footpath located on the western side of the plot. It is clear from the comments received from local residents that this is a highly valued piece of land which is integral to this part of the character of Weymouth Park. The site has remained undeveloped since the estate was originally constructed in the 1960's, and has been maintained and looked after by the residents since.

The site is identified as a 'local green space' within the emerging South Huish Neighbourhood Plan. It is identified as 'LGS10' and described within the evidence base at Appendix A3 as an 'area of planned local amenity/open space within the residential development'. It is also acknowledged that local residents have shared the cost of maintenance. The LGS has been identified for its beauty and recreational value. The supporting text at paragraph 6.3.7 sets out that by designating land as a local green space, 'local communities will be able to rule out new development other than in very special circumstances'. The neighbourhood plan is at regulation 16 stage and is currently out to consultation until 22<sup>nd</sup> June. While the weight attributed to a neighbourhood plan is limited until it is made, the fact that the community have identified the site as a valuable open space cannot be disregarded in the consideration of this application. The designation of the site as a local green space appears to be consistent with the advice provided within paragraphs 99 – 101 of the Framework.

The definition of open space in the National Planning Policy Framework includes all open space of public value. This is not qualified to be limited to land which is owned by a public body or is subject to a formal mechanism to allow public access. Nor is there any requirement that such spaces be of a particular size or be equipped with play facilities. The site is not currently identified as an open space

by the Council although it is inevitable that not everything will be captured. However, the site has remained undeveloped since the estate was constructed and is recognised as an important element of the neighbourhood, which contributes to the character and openness within this part of Weymouth Park. The undeveloped and open nature of the space and associated visual amenity is sufficient to fall within the NPPFs definition and its loss should be considered against the relevant policies set out within the JLP and NPPF.

The JLP acknowledges that green open spaces are an integral part of sustainable communities and having regard to policy SPT2, proximity to an open space is one of the measurements of how sustainable a site is. Having regard to JLP policy DEV27, currently the land is not a designated 'Neighbourhood Green Space'. However, the fact that it has been identified as a local green space within the emerging neighbourhood plan indicates that the space is important to the local community and is not surplus to requirements. Despite being located close to the coast, there are limited local open spaces and a lack of formal equipped play facilities within Hope Cove. This site provides opportunities for informal play and recreation as well as having an amenity value. The nature of the proposed development is such that it would result in the effective loss of all of the area of open space contrary to policies.

Amount of development:

Notwithstanding the concerns regarding current use of the site, if the development was otherwise considered acceptable, Officers consider the red line area could reasonably accommodate a single dwelling. Officers have a number of concerns with the indicative proposal including the contrived position of the building within the plot and dominance of the driveway and parking area. However, these proposals are only intended to show how a development could come forward.

Recommendation – refusal

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

## **Planning Policy**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

SPT3 Provision for new homes

SPT10 Balanced transport strategy for growth and healthy and sustainable communities

SPT12 Strategic approach to the natural environment  
 TTV1 Prioritising growth through a hierarchy of sustainable settlements  
 TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
 DEV1 Protecting health and amenity  
 DEV2 Air, water, soil, noise, land and light  
 DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area  
 DEV10 Delivering high quality housing  
 DEV20 Place shaping and the quality of the built environment  
 DEV23 Landscape character  
 DEV24 Undeveloped coast and Heritage Coast  
 DEV25 Nationally protected landscapes  
 DEV26 Protecting and enhancing biodiversity and geological conservation  
 DEV28 Trees, woodlands and hedgerows  
 DEV29 Specific provisions relating to transport  
 DEV31 Waste management  
 DEV32 Delivering low carbon development  
 DEV33 Renewable and low carbon energy (including heat)  
 DEV35 Managing flood risk and Water Quality Impacts  
 DEV36 Coastal Change Management Areas

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: South Devon AONB Management Plan, 2019 – 2024.

#### **South Huish Neighbourhood Plan (currently at regulation 15 and 16)**

Policy SH Env1, settlement boundaries and avoidance of coalescence  
 Policy SH Env2, Impact on the South Devon Area of Outstanding Natural Beauty  
 Policy SH Env3, safeguarding the biodiversity and green infrastructure throughout the parish  
 Policy SH Env4, local green spaces  
 Policy SH Env8, drainage impact  
 Policy SH Env9, dark skies and the avoidance of light pollution  
 Policy SH H2, principal residence  
 Policy SH T2, car parking  
 Policy SH T3, footpaths and cycleways  
 Policy SH HBE 3, design quality within the parish

#### **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

**The above report has been checked and the plan numbers are correct in APP and the officers report. As Determining Officer I hereby clear this report and the decision can now be issued.**

**Name and signature:**

**L Hall**

**Date:**

**05/06/20**

**Chairman of Planning Committee - Cllr Brazil**

No comments received within three working days

<b>Ward Member - Cllr Pearce</b> Date cleared - 04/06/20 Comments made – support recommendation	<b>Ward Member – Cllr Long</b> Date cleared – 04/06/20 Comments made – support recommendation
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**From:** Emmanuel Tannen <etannen@tannen.co.uk>  
**Sent:** 09 June 2020 10:09  
**To:** SW-Neighbourhood Planning  
**Subject:** RE: Proposed South Huish Neighbourhood Plan comments

Dear Sir/Madam,

Further to my email of yesterday, I wish to add the following:

It is noted that proposed LGS1, LGS3 and part of LGS13 were removed from the draft plan following objections from the landowners at the pre-submission stage consultation. As we were not consulted at the pre-submission stage we did not have the opportunity to make our position known at that time. However, our position is essentially the same as those landowners and we expect to be treated in the same manner. We hope therefore that the LGS10 designation will be removed from the plan.

Yours faithfully,

Emmanuel Tannen  
On behalf of Tenby (London) Limited

Sutherland House  
70/78 West Hendon Broadway  
London NW9 7BT  
Tel: 020 8202 1066

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**From:** Emmanuel Tannen  
**Sent:** 08 June 2020 10:04  
**To:** neighbourhood.planning@swdevon.gov.uk  
**Subject:** Proposed South Huish Neighbourhood Plan comments  
**Importance:** High

Dear Sir/Madam,

I am writing to comment on the proposed South Huish Neighbourhood Plan on behalf of Tenby (London) Limited. Tenby (London) Limited developed the Weymouth Park and Channel View Drive estates in Hope Cove in the 1960s and still retains land in those locations.

It has come to our attention that our piece of land at the end of Weymouth Park (adjacent to no. 40) is proposed to be designated local green space (designation LGS10) and we wish to object to this in the strongest terms possible.

Firstly, as Tenby (London) Limited is the registered proprietor at Land Registry, we find it very surprising that we were not given formal notice of the proposal. Government guidance states explicitly that "the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space". We have not received any communication from South Huish Parish Council or from South Hams District Council in relation to this proposal and had the consultation deadline not been extended we would have in fact missed the opportunity to comment.

Secondly, we question how the land meets the criteria for designation in paragraph 100 of the NPPF and in particular subparagraph (b) which states that designation should only be used when "demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife". This is a small, sloping strip of land of no specific beauty, historic significance or recreational value. It can hardly be considered tranquil given it's

position at the end of a dead end street surrounded by houses and adjacent to a public footpath. It has no richness of wildlife to speak of. There is in fact nothing extraordinary about this land and this proposal appears to be an attempt at precluding otherwise reasonable future development.

I note from Appendix 3 to the proposed South Huish Neighbourhood Plan that the Parish Council considers the land to have beauty and recreational value. I would challenge the Parish Council to provide evidence of this. The land does not stand out on its own as an area of beauty and given its size and slope is of very limited (if any) recreational value.

Additionally, the Justification column in Appendix 3 gives no justification for designation; it merely states “an area of planned local amenity/open space within the residential development. Local residents have shared the cost of maintenance”. It is interesting to note the use of the word “planned” which appears to acknowledge that the land is not currently considered local amenity/open space. In fact, the land was never intended to be public open space and it is evident from the fact that over the last few years we have been approached by two neighbours seeking to buy the land in order to enlarge their properties that the local residents do not consider it as such.

We believe this is simply a perverse attempt to use the planning process to appropriate privately owned land for the benefit of a few local residents. This is likely to be contravention of a number of Articles of the Human Rights Act 1998 as well as a breach of public law.

I am requesting a formal written response to the points raised in this email and look forward to hearing from you at the earliest convenience.

Yours faithfully,  
Emmanuel Tannen  
On behalf of Tenby (London) Limited

Sutherland House  
70/78 West Hendon Broadway  
London NW9 7BT  
Tel: 020 8202 1066

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**From:** Philip Allies <p.allies@btinternet.com>  
**Sent:** 15 June 2020 09:15  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish NP Local Green Space LGS10.

Dear Mr Smith

I am writing in support of the designated Local Green Space LGS10.

LGS10 was identified as a much loved Local Green Space through an extensive and wide ranging consultation with local residents.

SHDC recently used this designation as part of the rationale to refuse a planning application to turn this space into a drive, car park and turning space for a new dwelling in the back garden of a house in Grand View Road.

As a resident of Grand View Road I do feel it cannot be right that one individual now appears to be attempting to overturn the democratic decision of local residents by asking individuals not resident in South Huish to object to the proposed Neighbourhood Plan

If you look at the correspondence in the recent unsuccessful campaign for obtaining planning permission for this much loved community space, by a London based property company and a local landowner, you will see that they also attempted to rely on non resident support for their plans in this case.

I feel sure that the vast majority of residents in South Huish want to see the Neighbourhood Plan implemented in its entirety as soon as possible.

Yours faithfully

Philip Allies

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**From:** Duncan Smith  
**Sent:** 15 June 2020 12:57  
**To:** Sarah Packham  
**Subject:** South Huish  
**Attachments:** Draft Bigbury Reg 16 response.docx; 1 Final Version Reg 15 South Huish NDP Feb 2020.pdf

Sarah....Sorry I didn't call ....I got involved in taking a tree down.....I'll phone tomorrow give me a time.  
Can you, in the meantime, put the South Huish policies into the Bigbury template....I need to complete this week.  
Thanks  
D

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



## South Hams District Council

Response to the

### Bigbury Neighbourhood Plan Regulation 16 consultation

September 2019

The Bigbury Neighbourhood Plan was submitted to South Hams District Council on 22<sup>nd</sup> July 2019. The Council was satisfied that the submission draft and accompanying documents complied with all the relevant statutory requirements

The plan was publicised in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations and representations invited between 29<sup>th</sup> July 2019 – 9<sup>th</sup> September 2019.

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

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

Policy/Text	Comments
<b>Policy BP1 – Housing Allocation</b> Provision will be made for the development of a maximum of 13 dwellings on the site to the rear of Holywell Stores. At least 60% of the dwellings will be	No comment on the Policy. It would be useful if the Proposals Map at Appendix 15 were moved into the body of the Plan and clearly showed this allocation.

<p>affordable and include a range of two and three bedroom properties including some bungalows. The highways access should be from the B3392 to the north of St Ann's Chapel and a pedestrian/cycle link should be provided to link into Holwell Lane to provide safe and easy access to the Holywell Stores and the school bus stop in front of the store. A pedestrian link to the Hilltop development should also be provided to enable safe access to the Memorial Hall, children's playground and playing fields and the other school bus stop. An area of public open space should be provided on site to serve the needs of the residents.</p>	
<p><b>Policy BP2 – Other housing development</b>  a) Replacement housing  Replacement of existing dwellings, providing these are not shown in the Plan as statutory or local heritage assets, will generally be supported providing the proposed development accords with the Policy BP7 – General design principles for new development and other relevant Policies of the Plan.  b) Extensions to existing dwellings  Extensions to existing dwellings will be supported providing these are sympathetic to the design of the host dwelling and meet the relevant criteria set out in Policy BP7 – General design principles for new development and other relevant Policies of the Plan.  c) Additional dwellings  Any additional dwellings should be contained within the existing settlement boundaries of St Ann's Chapel, Bigbury Village or Bigbury on Sea and should meet the criteria set out in Policy BP7 – General design principles for new development and other relevant Policies of the Plan.</p>	<p>No comments.</p>
<p><b>Policy BP3 – Subdivision of existing plots</b>  The subdivision of existing plots will be permitted only where the following apply:  a) There is no loss to the character or environmental quality of the surroundings;</p>	<p>No comments.</p>

<p>b) The site is serviced by a suitable existing highway on one or more boundaries;</p> <p>c) The proposed plot sizes and dwelling sizes are in keeping with other building plots and dwelling sizes in the surrounding area;</p> <p>d) Proper respect is given to the amenity of adjoining properties including outlook and views;</p> <p>e) Provision is made for useable private garden space for both the existing and proposed dwellings;</p> <p>f) The existing front building line, where appropriate, is maintained;</p> <p>g) There is adequate space for off street parking together with areas of soft landscaping;</p> <p>h) Verges in front of properties are maintained and the front boundary treatment is consistent with that of neighbouring properties;</p> <p>i) New and replacement front boundary walls, hedges and/or fences are kept low, generally not exceeding one metre in height</p>	
<p><b>Policy BP4 – Principal residence</b></p> <p>Due to the impact on the local housing market and uncontrolled growth of dwellings used for holiday accommodation (second homes or holiday lets) new open market housing, other than one for one replacement dwellings, will only be supported where there is a Section 106 Agreement in place to ensure its occupancy as a principal residence. A principal residence is defined as a dwelling where the resident(s) spend the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to being registered on the local electoral roll, at a local school or at the local healthcare centre.</p> <p>Where proposals for the replacement of existing dwellings by more than the number of dwellings to be demolished is approved the additional dwellings will be subject to a Section 106 Agreement to ensure occupancy as a principal residence.</p> <p>Proposals for open market housing (excluding one for one</p>	<p>No comment.</p>

replacement dwellings) without a Section 106 Agreement to ensure occupancy as a principal residence will not be supported.	
<b>Policy BP5 – Housing for the elderly</b> Proposals for sheltered housing or assisted living accommodation will be encouraged providing these are on a previously developed site or sites within the village settlement boundaries. They would also need to meet the other Policies of the Plan, including those relating to layout and design, and any new development would need to ensure that the appearance and character of the villages or surrounding countryside was not harmed.	No comment.
<b>Policy BP6 – Residential care and nursing homes for the elderly</b> a) Loss of existing residential care and nursing homes for the elderly Loss of existing care homes or nursing homes will only be acceptable in exceptional circumstances where: i) New facilities of a similar type are provided in the local area to replace the facilities being lost; or ii) There is a proven absence of demand for the continuation of the use and the site has been marketed effectively for such use over a period of at least 12 months at an appropriate level. In circumstances where the loss of an existing care home or nursing home is considered to be acceptable, the site should be used for some alternative provision for the elderly, such as the provision of dwellings, specifically designed for the elderly, and subject to an occupancy restriction to ensure that the dwellings are used for this purpose in perpetuity. Any new development should also comply with Policy BP7 – General design principles for new development and other relevant policies of the Plan. b) Proposals for new care or nursing homes for the elderly Proposals for new care or nursing homes will be encouraged providing these are on previously developed sites or sites within the village settlement boundaries and would meet the other Policies of the Plan, including those	No comment.

<p>relating to layout and design. Any new development would need to ensure that the appearance and character of the villages or surrounding countryside was not harmed.</p>	
<p><b>Policy BP7 – General design principles for new Development</b></p> <p>When considering new and replacement housing development, in locations which are considered to be acceptable in principle and which meet the other relevant policies of this plan, the following criteria should be taken fully into account:</p> <ul style="list-style-type: none"> <li>i) Proposals should be locally distinctive, reflecting the appearance and character of the area in which the development is to be located. In this respect regard should be had to the design guidance set out in the village studies set out in Appendices 7-10. Innovative contemporary design solutions may be acceptable in some locations providing these do not have a harmful effect on the overall appearance and character of the area and do not by reason of an excessive amount of glazing result in unreasonable levels of light pollution;</li> <li>ii) The height, scale and density of development should reflect the existing grain, height, density and pattern of development in the surrounding area. The materials used for the external elevations should preferably be natural materials and be consistent with those used for other buildings in the locality, providing these do not detract from the appearance and character of the surroundings;</li> <li>iii) The front building line should be maintained where appropriate;</li> <li>iv) Verges in front of properties should be maintained;</li> <li>v) Front boundary walls, hedges, and/or fences should be kept low, generally not exceeding one metre in height;</li> <li>vi) Proposals should protect residential amenity and should not have an unacceptable impact on the living conditions of occupiers of neighbouring properties by reason of loss of outlook, loss of important views, including views of the sea, estuary, river valleys and moorland, loss of privacy or overlooking, overbearing and</li> </ul>	<p>No comment.</p>

<p>dominant impact, noise or other disturbance;</p> <p>vii) Proposals should be designed to limit the impact of light pollution from artificial light resulting in harm to local amenity or areas of intrinsically dark landscape;</p> <p>viii) There should be a safe means of access to the site, which does not result in the unacceptable loss of natural features, or the need to provide excessive widening of local roads. Adequate off street car parking in accordance with Policy BP28 should also be provided on part of the site which would not cause nuisance to the occupiers of neighbouring properties;</p> <p>ix) Proposals should ensure that the infrastructure needs of the development can be provided and put in place prior to the commencement of the development where appropriate or provided prior to the occupation of the development;</p> <p>x) Proposals should retain important natural features including the retention of existing trees, hedgerows and grass verges and should include proposals to enhance the landscaping of the site and improve its biodiversity;</p> <p>xi) Proposals should seek to ensure protection of statutory and non-statutory heritage assets both above and below ground;</p> <p>xii) High levels of sustainability aiming for zero levels of carbon emissions should be used in the design and construction. Including the retention of existing trees, hedgerows and grass verges and should include proposals to enhance the landscaping of the site and improve its biodiversity;</p> <p>xiii) Proposals should seek to ensure protection of statutory and non-statutory heritage assets both above and below ground.</p>	
<p><b>Policy BP8 – Existing and proposed employment</b></p> <p>a) Loss of existing employment facilities</p> <p>Loss of existing employment facilities will only be acceptable in exceptional circumstances where:</p> <p>i) Alternative employment facilities have been provided elsewhere in the Parish to replace the facilities being lost;</p>	<p>No comment</p>



<p>and/or</p> <p>ii) There is no demand for the continuation of an employment use on the site and the property or site has been marketed effectively for a period of at least 12 months at an appropriate level.</p> <p>b) New employment facilities</p> <p>New business and industrial development will be supported providing the size and scale of any new buildings proposed for the use are sensitive to their surroundings, particularly if in close proximity to residential properties. Any new development should also be located on previously developed land or within the settlement boundaries of St Ann's Chapel, Bigbury Village or Bigbury on Sea and should not cause harm to the AONB. In addition, the proposed use should not give rise to use of a large number of heavy goods vehicles, undue noise, disturbance or other type of nuisance.</p>	
<p><b>Policy BP9 – Agricultural development</b></p> <p>Proposals for agricultural development requiring planning permission (ie outside permitted development rights) or farm diversification projects will be supported provided that:</p> <p>i) It is well related to an existing farmstead or agricultural complex or very special reasons are provided to demonstrate why these need to be located elsewhere.</p> <p>ii) No harm should be caused to the landscape and scenic beauty of the AONB;</p> <p>iii) It will not give rise to a significant increase in traffic or use of heavy goods vehicles;</p> <p>iv) It will make a continuing contribution to the economic viability of an existing farm unit;</p> <p>v) Any associated infrastructure respects the character and appearance of the area.</p>	<p>No comment.</p>
<p><b>Policy BP10 – Conversion of Farm and Rural Buildings for Residential Purposes</b></p> <p>Proposals for the conversion of farm or rural buildings for residential use will be supported. In cases where it can be demonstrated that the premises are no longer required for</p>	<p>No comment.</p>

<p>agricultural or any other economic use, that the building is structurally sound and is capable of conversion without significant rebuilding or extensions and that any conversion respects the original character of the building. Any new dwelling or dwellings created by the conversion will be subject to the principal residence policy as set out in Policy BP4.</p>	
<p><b>Policy BP11 – Tourism related development</b>  Proposals which will support the existing tourism facilities such as new or extended beach shops, cafés, restaurants, leisure facilities, or enhanced facilities for the RNLI or Coastguards will be supported. These facilities should not however result in undue noise or disturbance or result in a significant increase in traffic, and they should not be located in locations outside of the existing villages, on the beach or any undeveloped part of the coastline or the Avon Estuary. Development on Burgh Island will be supported where it is related to the preservation, renovation or enhancement of the existing hotel, inn or other buildings and assists in the preservation and enhancement of the function of the island as a tourist attraction and important area of open green space.</p>	<p>No comment.</p>
<p><b>Policy BP12 – Catered holiday accommodation</b>  a) Loss of existing catered holiday accommodation  Existing hotels, hostels, and bed and breakfast establishments should be retained unless:  i) The facilities are replaced with other catered holiday accommodation within the local area.  ii) There is no demand for the continuation of the use and the property or site has been marketed effectively for a period of at least 12 months at an appropriate level.  b) New catered holiday accommodation  New proposals for hotels, hostels, bed and breakfast establishments and extensions will be supported on existing developed sites or within existing village settlement boundaries, subject to compliance with Policy BP7 –</p>	<p>No comment.</p>

General design principles for new development and other relevant Policies of the Plan.	
<b>Policy BP13 – Camping and caravan sites</b> Having regard to the size and prominence of existing caravan and camping sites and the harm which has already been caused to the otherwise rural and open character of the parish within an area of outstanding natural beauty any proposals for new, or the extension or intensification of existing, camping and caravan sites, will not be supported unless it can be demonstrated that the proposal will not cause any harm to the character or appearance of the countryside and will be well screened by landform, trees or hedgerows.	No comment.
<b>Policy BP14 – Community facilities</b> a) Loss of existing community facilities Existing retail, leisure and other types of community facilities should be retained unless the facilities are replaced with community facilities of similar or better quality or value to the local community; b) New community facilities New community facilities will be supported providing that they would not cause harm to the amenities of nearby properties, there are adequate off street car parking facilities available and subject to compliance with Policy BP7 – General design principles for new development and other relevant Policies of the Plan.	Suggest addition of a marketing test in respect of a).
<b>Policy BP15 – Local Green Spaces</b> The designated 'Local Green Spaces' as listed above should remain permanently open and will be protected from inappropriate development in accordance with local and national policy for Green Belts.	Suggest including the list in the Policy itself for clarity. It would be useful if the Proposals Map at Appendix 15 were moved into the body of the Plan and clearly showed these allocations.
<b>Policy BP16 – Open spaces and recreation</b> Public and private open spaces, used for recreation, leisure or sport should remain open and in use for those purposes including the recreational ground and playing fields adjacent to The Memorial Hall at St Ann's Chapel, the open space to the north of Bigbury Court and the	No comment.

Bigbury Golf Club. A new area of public open space will be provided as part of any new housing development of 8 or more units. There will also be support for existing and any new or improved recreational facilities including the swimming pools, fitness centres and beach based water sports activities at Bigbury on Sea and Challaborough	
<b>Policy BP17 – Footpaths and cycle tracks</b> Existing footpaths within the parish will be protected and enhanced where possible and opportunities will be sought and supported to provide new footpaths (whether public rights of way or permissive paths), bridleways and cycle tracks to link villages and to provide more access to the Avon Estuary and the countryside.	No comment.
<b>Policy BP18 – Area of Outstanding Natural Beauty</b> Major development within the AONB will not be supported except in exceptional circumstances where it is specifically designed to meet the identified local needs of the parish and is designed to ensure that development will not cause undue harm to the landscape and scenic beauty of the AONB. In considering any development within the AONB great weight will be given to: <ul style="list-style-type: none"> <li>•Conserving and enhancing the natural landscape and scenic beauty of the area;</li> <li>•Conserving and enhancing facilities for wildlife, the cultural heritage and the built heritage of the area;</li> <li>•Avoiding light pollution due to excessive glazing or external lighting;</li> <li>•Avoiding development that would cause undue noise and disturbance, resulting in loss of existing tranquillity;</li> <li>•Avoiding loss of wide, unspoilt and iconic views of the coast and countryside;</li> <li>•Retaining natural heritage features, including Devon hedgebanks;</li> <li>•Retaining the ancient and intricate network of winding lanes, paths and recreational routes.</li> </ul>	No comment.
<b>Policy BP19 – Heritage Coast and Undeveloped Coast</b> Development which would have a detrimental effect on the undeveloped and unspoilt character, appearance and	No comment.

<p>tranquillity of the Heritage Coast, Undeveloped Coast, its beaches and the Avon Estuary will not be permitted. Development will only be permitted in the Undeveloped Coast where the development:</p> <ul style="list-style-type: none"> <li>i) Can demonstrate that it requires a coastal location;</li> <li>ii) It cannot be located in an area which is not designated as Undeveloped Coast, such as within existing village settlement boundaries of Bigbury on Sea, St Ann's Chapel or Bigbury Village;</li> <li>iii) Protects, maintains and enhances the unique landscape and seascape character and special qualities of the area;</li> <li>iv) Is consistent with policy statements for the local policy unit as set out in the Shoreline Management Plan (SMP2) Durlston Head to Rame Head;</li> <li>v) Is consistent with the policies of the South Devon AONB Unit Management Plan.</li> </ul> <p>Development for the purposes of agriculture, forestry, public access and enjoyment of the coast and estuaries or for community or recreational facilities that meet the objectively assessed needs of the parish will be supported if it meets the above tests.</p>	
<p><b>Policy BP20 – Woodlands, trees, hedgerows and Devon banks</b></p> <p>Woodlands, trees, hedgerows and Devon banks which make a significant contribution to the landscape, local amenity, environmental character of the area or are of important nature conservation value should be retained. In particular, development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland or veteran trees, will be refused, unless there are wholly exceptional reasons and provision of a suitable mitigation strategy. If it is essential to remove any hedgerows or Devon banks as part of new development this should be kept to a minimum and mitigation measures such as the planting of new trees and hedgerows and provision of Devon banks should be provided where possible.</p>	<p>No comment.</p>

<p><b>Policy BP21 – Wildlife sites and biodiversity</b></p> <p>Proposals that might affect wildlife sites and habitats should be avoided. If these sites are affected appropriate mitigation measures should be put in place and form part of any planning application proposals.</p> <p>Measures to enhance the biodiversity should form part of all new development and will be encouraged on all other sites in the Parish.</p>	<p>No comment.</p>
<p><b>Policy BP22 – Coastline, beaches and the Avon estuary</b></p> <p>The coastline, beaches and the Avon estuary shall be protected and conserved and no new development which might cause harm to the stability and/or beauty of the coastal cliffs, coastal pathways, beaches or the Avon estuary will be allowed. Ways to reduce pollution of the Avon Estuary, litter on the beaches and harm to the marine life will be promoted.</p>	<p>No comment.</p>
<p><b>Policy BP23 – Views and vistas</b></p> <p>Important views and vistas should be protected and any new development which adversely affects these views will not be supported. This includes development that might introduce incongruous features, cause harm to the openness of the area, be visible on the skyline, or intrudes into or otherwise adversely affects important views of the sea, the Avon Estuary or views of heritage assets.</p>	<p>As indicated in the Council's Regulation 14 comments this policy is too general as it stands. Appendix 12 identifies and list the important views. These should be listed in the Policy itself and viewpoints included on the Proposals Map. A separate Proposals Map at a larger scale illustrating the viewpoints would be acceptable. As indicated in comments above the Proposals Map(s) should be included in the body of the Plan.</p>
<p><b>Policy BP24 – Built heritage</b></p> <p>Great weight shall be given to the conservation of both designated and non-designated heritage assets as identified within the Neighbourhood Plan and special regard shall be given to the desirability of preserving the asset or its setting and any features of special architectural or historic interest which it possesses.</p>	<p>No comment.</p>
<p><b>Policy BP25 – Transport and highways</b></p> <p>The existing network of mainly single track roads with passing places should be retained, together with the high Devon banks which are important to the character of the area. Any new development should have regard to the need to retain as much Devon bank as possible whilst</p>	<p>No comment.</p>

<p>ensuring adequate visibility. Opportunities for more passing places should be considered providing these do not result in the removal of mature Devon hedgebanks. Existing footpaths should be maintained, and new or improved footpaths and cycle ways provided, where possible, to provide better access to the countryside and greater safety for pedestrians and cyclists.</p>	
<p><b>Policy BP26 – Car parks</b> Proposals to develop a car park which is considered essential to support the tourist industry at Bigbury on Sea or to serve the needs of the local community will be supported providing this does not have a harmful effect on the landscape and beauty of the natural environment and is compliant with other Policies of the Plan. Any such proposals should also consider the possibility of including facilities for coach parking.</p>	No comment.
<p><b>Policy BP27 - Air Ambulance Night Landing</b> Proposals to develop further air ambulance night landing sites to serve the parish will be supported providing this does not result in harm to the special qualities of the AONB and Heritage Coast and is controlled so that it does not result in unacceptable levels of light pollution and is in compliance with other Policies of the Plan.</p>	No comment.
<p><b>Policy BP28 – Parking provision</b> Proposals for housing development will be required to provide a minimum of one off-street parking space for units with 1 bedroom, a minimum of two off-street parking spaces for units of 2 bedrooms, and three parking spaces for units of 3 or more bedrooms. Proposals for housing developments of three or more dwelling units should also, if possible, provide additional spaces for visitors. Grass verges should be provided in front of properties where appropriate to discourage parking taking place on the roads in front of residential properties. Off-street car parking for other types of development will be assessed on an individual assessment basis depending</p>	No comment.

on the type of use and location of the site.	
<p><b>Policy BP29 - Connectivity</b></p> <p>Proposals to improve mobile services or Broadband speeds will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> <li>(i) transmitters, receivers (or other structures) are located close to an existing road or access tracks;</li> <li>(ii) the equipment is sympathetically designed and/or camouflaged where appropriate; and</li> <li>(iii) there is no harmful visual impact on skylines or important views or vistas.</li> </ul>	No comment.
<p><b>Policy BP30 – Renewable energy</b></p> <p>Proposals for small scale renewable energy schemes, close to or attached to individual properties will generally be supported providing these have no harmful impact on the appearance or character of a designated or undesignated heritage asset or on the South Devon AONB, including cumulative landscape and visual impact.</p> <p>Proposals for solar arrays or wind turbines on open farmland will not be supported.</p>	No comment.





# South Huish Neighbourhood Development Plan

2019 to 2034



Submission Version

February 2020

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## Foreword

Here is the plan for the future of South Huish. This is a community led plan produced on behalf of the Parish Council that has been run and steered by parishioners. We have been very fortunate to have engaged the services of Peter Sandover of Sandover Associates. Peter has worked closely with the forum and the outcome has been a Neighbourhood Plan containing excellent local knowledge about our Parish and its people. The process of collecting such a wide variety of evidence has led to everyone becoming better aware of the community and local aspirations. It has been an interesting journey from an opportunity offered in the government's Localism agenda in early 2011 to this full-scale consultation. The aim was to prepare a plan that would deliver the long-term goal of a balanced and vibrant Parish.

Since 2015 public meetings have been held to ask for the views of you, the residents, and other stakeholders. Groups and businesses with an interest in South Huish have also been involved. We (the Neighbourhood Plan forum) have tried to keep in contact with everyone through the Parish Newsletter, the website, notices, social media outlets and at our public meetings and drop in sessions.

The Neighbourhood Plan, currently in draft form has been achieved thanks to the enthusiasm of the members of the forum and to you, South Huish's Parishioners who gave us the information on which to base proposals. We have also had excellent support and advice from officers at South Hams District Council for which we are grateful. At this formal stage you are now invited to comment on and influence the final version.

We want to see South Huish develop and prosper, we want a balanced community and we want to see our plan direct and secure our Parish's potential. We may not be able to deliver everything you have asked for - please remember that we must comply with both National and Local Planning Policies, but we will try to ensure all that is special about South Huish is both protected and retained.

The Plan's focus is on land use policies and must generally conform to the Local Plan, and there is a presumption in favour of sustainable development. The plan reflects the priorities expressed by the community through surveys and meetings these include;

- There should be limited change;
- Safeguarding the local economy and tourist industry;
- Respecting the unique setting and qualities of the parish within the South Devon
- AONB;
- Acknowledging the limited capacity of the local infrastructure;
- Low cost housing responding to local needs;
- Addressing the seasonal traffic congestion;
- A healthy environment to live, work and visit;
- Respecting the historic environment of buildings and landscape of the parish
- Opportunities for young people to train and stay in the Parish.

There is a policy on Principal Residence that will apply to all new market housing; the aim is to help redress the balance between first and second home ownership and help local people purchase a home in the Parish. You should not think that such a policy is against second home owners. Those who have second homes in the Parish play an essential role supporting the social fabric of the Parish and the local economy and we hope this will continue.

## South Huish Neighbourhood Plan

Ultimately you, the residents, will be asked to vote to decide if you want the Neighbourhood Plan to be adopted. It's your Neighbourhood Plan, agreed and developed thanks to your input, if the plan is adopted you will have played an important role in both the development and the preservation of South Huish.

Once adopted, the Neighbourhood Plan will become a statutory plan with significant weight and a material consideration on all future planning applications. Please help us to shape the future of the parish of South Huish.

Cllr. Jo Hocking  
Chair of the South Huish Neighbourhood Plan Forum  
Chair of South Huish Parish Council



Outer Hope from Inner Hope

## 1.0 Introduction and a vision for South Huish

1.1 The Parish of South Huish comprising Inner and Outer Hope Cove, South Huish and Galmpton is a coastal community that lies at the centre of the South Devon Area of Outstanding Natural Beauty (AONB) – one of Britain’s finest protected landscapes loved for its rugged cliffs, inspiring coastal foot paths linking sandy coves, rolling hills and peaceful countryside and picturesque villages. This community has been forged through farming and links to the sea, stretching back to the Pre-Historic period. South Huish was first recorded as Heuis in the Domesday Survey of 1086. Various forms of Huish were later recorded, but by 1302 the more familiar sounding name Suthhywish was recorded in the Assize Rolls. The parish has evolved, into the 21<sup>st</sup> Century with the local economy diversifying, most notably, into tourism and development of holiday homes both motivated by our idyllic landscape and villages.

1.2 This plan has been prepared and led by South Huish residents, and representatives of the community. Feedback from local residents, landowners, statutory consultees has been sought and acted upon in the final version. The whole parish of South Huish was formally designated as a Neighbourhood Area through an application made on 18<sup>th</sup> December 2015 under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by South Hams District Council on 21<sup>st</sup> January 2016.

1.3 A Neighbourhood Plan (officially called a Neighbourhood Development Plan) is a new way of helping local communities like South Huish to guide and influence the future development and growth of the area in which they live and work, and were introduced by the Localism Act (2011).

1.4 The area covered by the plan is South Huish parish and illustrated in Figure 1. The plan will run until 2034, in parallel with the adopted Plymouth and South West Devon Joint Local Plan.



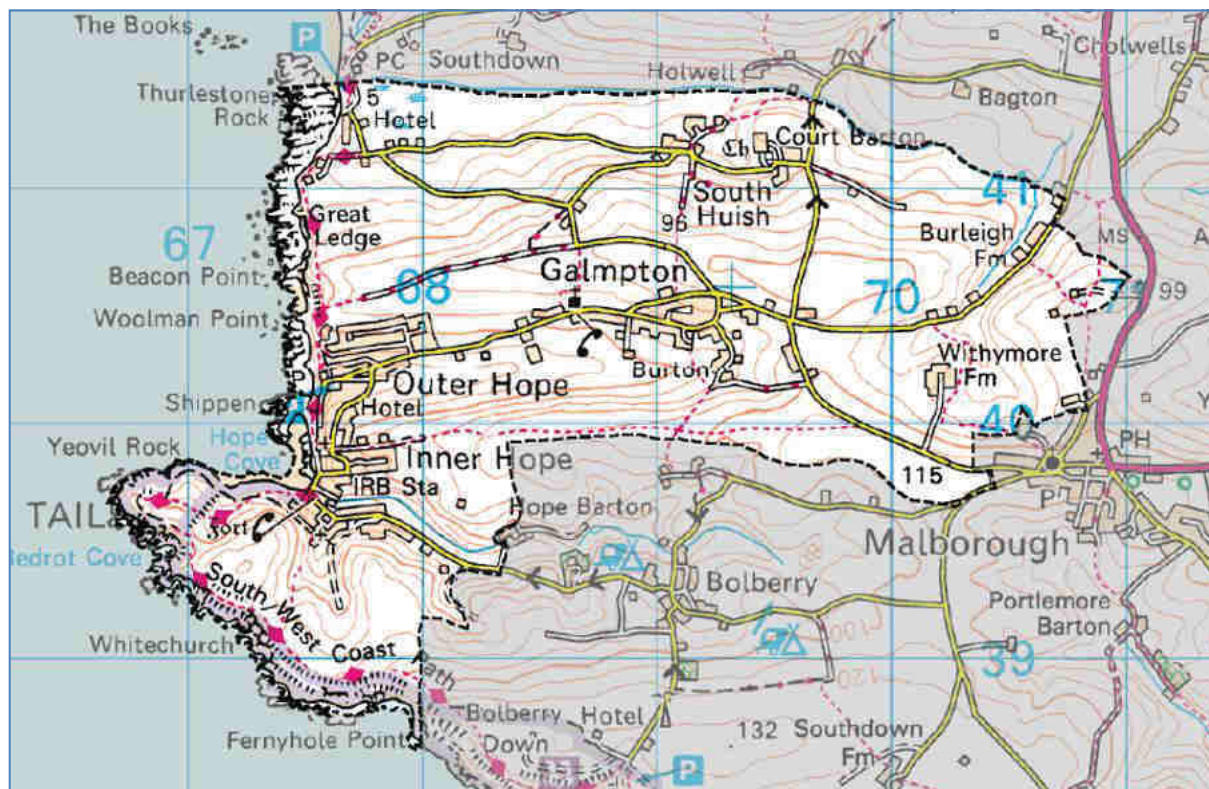


Figure 1 South Huish Parish and the Neighbourhood Plan area

1.5 A considerable body of evidence has been sourced and collated during the production of the Plan. The background data on which the Plan is based is included in the Appendices.

1.6 This document is the 'pre-submission' consultation plan (Reg. 14). Following a period of public consultation and any resultant revisions, a final version of the plan will be developed and a further period of consultation will be carried out. The plan will then be sent to an independent examiner to review, before finally going to a referendum, at which point those living within the designated Parish of South Huish will get the opportunity to vote for whether or not the plan should be adopted. If successful at a local referendum the plan will then form part of the Development Plan of the South Hams area (The Joint Local Plan). This statutory status gives a Neighbourhood Development Plan far more weight than some other community planning documents, such as parish plans, community plans and village design statements. As a formal planning document it can be used in determining planning applications.

1.7 A Formal 'Consultation Statement' and 'Basic Conditions Statement' will be submitted to South Hams District Council and thence to the Examiner alongside this plan.

1.8 South Hams District Council have carried out a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening on the Pre-submission Plan.

## 1.9 A Vision for South Huish

At the early stages of the Neighbourhood Planning Process the Steering Group drafted a vision for the Parish and Plan; this was revised through a facilitated community event. The following version was subsequently adopted:

### ***A Vision for South Huish***

***The parish and each individual settlement lie within the South Devon Area of Outstanding Natural Beauty. Our vision sets out to respect this natural setting, the environment, its ecology, history and people. There should be limited change, new development must promote design quality, and be sensitive to the delicate balance between the needs of local residents, businesses and visitors. Our aim is to promote a thriving, sustainable, safe, viable, vital and close knit parish which has more control over future change.***



Nursery Group Inner Hope



Hope Cove



## 2.0 Key themes, priorities and objectives

2.1 In this section we outline the key themes that underpin the vision for South Huish. These have been determined through community surveys and consultation events. The priorities, aims and objectives derived from these are also informed by an assessment of the strengths and weaknesses, opportunities and threats (SWOT) to the future sustainability of South Huish Parish. The SWOT summarised below was produced at a community workshop in February 2019 and developed from the community survey responses carried out in 2016.

Strengths good things about the Parish	Weaknesses negative things
<ul style="list-style-type: none"> <li>• Within the AONB</li> <li>• Natural setting of 3 valleys</li> <li>• Wonderful place to stay</li> <li>• Old school charm</li> <li>• The beaches</li> <li>• Tourism</li> <li>• The Community and community spirit and local friends network (very welcoming)</li> <li>• The lifeboat and the community around it</li> <li>• Farming, and land for food production</li> <li>• Fishing and a traditional fishing village at Hope</li> <li>• A sailing and small leisure craft destination</li> <li>• Family friendly</li> <li>• Local hostelrys</li> <li>• Local businesses not apartments</li> <li>• Sustainable businesses</li> <li>• Footpaths and green lanes</li> <li>• SW Coastal Path/cliff walks</li> <li>• Stunning views and scenery</li> <li>• The countryside</li> <li>• Green spaces, Meadow View, West View and Hope Cove.</li> <li>• Churches</li> <li>• Village Hall and Fishermen's Reading Room</li> <li>• Minimum street lighting and light pollution</li> </ul>	<ul style="list-style-type: none"> <li>• Over development of certain areas</li> <li>• Ageing population</li> <li>• No medical services in the parish</li> <li>• No support for locals from SHDC (planning and other services)</li> <li>• Poor/no mobile signal and broadband</li> <li>• Predominance of holiday homes</li> <li>• Lack of affordable housing especially for young people</li> <li>• Insufficient public transport</li> <li>• Lack of car parking</li> <li>• Roads too busy</li> <li>• Sewage system overloaded especially in summer</li> <li>• Insufficient play areas for children apart from the beaches</li> <li>• Limited beach area at high tide</li> <li>• Limited services to support visitors;</li> <li>• No showers by the beach</li> <li>• Too much self interest</li> <li>• Poor and insufficient public toilets (needed at Inner Hope)</li> <li>• Existing views not protected or respected</li> <li>• Car parking on New Road</li> <li>• Poor policing of parking restrictions, more yellow lines, particularly New Road, Hope Cove.</li> <li>• Lack of good hotels</li> <li>• Poor housing design out of keeping with the villages</li> </ul>
Opportunities for the future	Threats to avoid
<ul style="list-style-type: none"> <li>• Low cost housing for locals (small number 4-6) to buy or rent to attract young people to stay.</li> <li>• Restrict the no. of second homes</li> <li>• More permanent residents</li> <li>• Principle residence requirement</li> <li>• Tourism (better offer)</li> <li>• More jobs and support local businesses</li> <li>• Enhance the visual appearance of the villages</li> <li>• More for children</li> <li>• Play area in Hope Cove</li> <li>• Improve sewage capacity</li> <li>• More community life e.g. activities in the village hall and reading room</li> <li>• Control boats using the harbour- a boat lane</li> <li>• Support services to visitors</li> <li>• Better beach maintenance</li> <li>• Park and ride / seasonal parking solution supported by the community</li> <li>• Protect buildings of historic interest</li> <li>• Safeguard important green spaces</li> <li>• Settlement boundaries</li> </ul>	<ul style="list-style-type: none"> <li>• Destruction and loss of green spaces</li> <li>• Loss of hotels</li> <li>• Flooding</li> <li>• Too many second homes (village dying) restrict numbers (50%)</li> <li>• SHDC insensitive to needs of locals &amp; locals not valued</li> <li>• Loss of community spirit and heart</li> <li>• S106 monies leaving the Parish</li> <li>• Overloading the sewage system (esp. in summer and risks to beaches)</li> <li>• Developers taking over- too many storeys.</li> <li>• Increase in parking which would overload the village</li> <li>• Over development and expensive properties</li> <li>• Salcombe overspill and attitude (Salcombeisation)</li> <li>• Bus service declines further</li> <li>• Compromising the AONB and loss in character</li> <li>• Loss of dark skies (light pollution)</li> <li>• Erosion of coastline/ coast paths</li> <li>• Loss of sea defences and breakwater</li> <li>• Loss of Devon banks and hedges</li> <li>• Pollution of the beaches and coast</li> <li>• Development pressure on open spaces</li> </ul>

## 2.2 Themes, Aims and Objectives

The themes, aims and objectives for the Plan set out in order of priority to the community are given below and provide the basis for developing the Plan's policies and proposals.

THEMES	AIMS	OBJECTIVES and POLICY AREAS
<b>Local Economy – business, and tourism</b>	<ul style="list-style-type: none"> <li>Respect and promote the working environment- farming, fishing and tourism</li> <li>Bring derelict barns and land back into use</li> <li>Retain existing hotels</li> <li>Attract more young people to work here</li> <li>Better quality hotel /spa with access for residents</li> <li>More water based leisure businesses</li> <li>Good quality business accommodation/ units with fast broadband and mobile coverage</li> <li>Facilities for business start ups</li> <li>Diversification of farms and farmland</li> <li>Employment units in keeping with local character and the AONB</li> <li>Promote off season tourism</li> <li>Promote home working</li> </ul>	<ul style="list-style-type: none"> <li>Measures to prevent loss of employment uses (especially tourism related resisted)</li> <li>Conversion of redundant agricultural buildings for employment uses</li> <li>Promotion of home working in residential development</li> </ul>
<b>Natural environment</b>	<ul style="list-style-type: none"> <li>Safeguard the setting of Hope Cove, Galampton and South Huish</li> <li>Respect the AONB and the attractiveness of the natural environment , add extra protection</li> <li>Protect biodiversity and indigenous species</li> <li>Keep hedges, Devon banks and native trees</li> <li>Do not over develop the countryside and open space</li> <li>Improve and safeguard the sea defences and walls</li> <li>Keep the coast path in good repair</li> <li>Control light pollution</li> <li>Prevent coalescence of the settlements</li> <li>Sewage smells and flooding</li> <li>Promote renewable energy- not wind, and solar should be on roofs</li> </ul>	<ul style="list-style-type: none"> <li>Settlement boundaries and avoid coalescence</li> <li>Importance of and the impact on the AONB</li> <li>Safeguarding the landscape character, biodiversity and Green Infrastructure of the Parish.</li> <li>Maintaining the character and environmental quality of the coastline</li> <li>Promote RE in the parish within constraints</li> </ul>
<b>Housing and homes</b>	<ul style="list-style-type: none"> <li>Limited new housing to address local need only</li> <li>No more holiday homes</li> <li>New build affordable only</li> <li>But don't be anti existing second homes</li> <li>Low cost affordable homes</li> <li>More homes for young families</li> <li>Sheltered housing</li> <li>Principle residence requirement</li> <li>Infill sites identified</li> </ul>	<ul style="list-style-type: none"> <li>Principal residence requirement</li> <li>Affordable/ low cost housing</li> <li>Housing for the elderly</li> <li>Starter Homes for young families</li> <li>Exception sites</li> </ul>

THEMES	AIMS	OBJECTIVES and POLICY AREAS
<b>Transport, roads and movement</b>	<ul style="list-style-type: none"> <li>• More frequent bus service</li> <li>• Community bus</li> <li>• Transport for teenagers</li> <li>• More taxis</li> <li>• Inconsiderate car parking and insufficient spaces in the summer</li> <li>• Need another car park</li> <li>• Stop parking boats on the highway</li> <li>• Maintain and improve all public footpaths and bridleways</li> <li>• New circular cycling and walking routes connecting Malborough, Galmpton, Hope Cove, South Milton, Hope Barton and Bolberry</li> <li>• Improve route for cyclists to Kingsbridge and Salcombe</li> <li>• Better signage</li> </ul>	<ul style="list-style-type: none"> <li>• Sustainable transport policy</li> <li>• Car parking for residents and visitors</li> <li>• Maintaining and developing footpaths and cycleways</li> </ul>
<b>Health and well-being</b>	<ul style="list-style-type: none"> <li>• More sports facilities</li> <li>• More activities in the village hall and reading room</li> <li>• Place for young people to meet</li> <li>• Play area in Hope Cove</li> <li>• More provision and consideration for the elderly</li> <li>• Address Isolation</li> <li>• Improved local shop and facilities (e.g. cash point)</li> <li>• Promote the mobile library</li> <li>• More community spirit</li> <li>• The lifeboat brings the community together</li> <li>• Shower near beach</li> <li>• Allotments in Galmpton</li> <li>• Doctor's surgery/outreach/clinic</li> <li>• Landing spots for the Air Ambulance</li> </ul>	<ul style="list-style-type: none"> <li>• New and improved built and open air community facilities</li> <li>• New play area for Hope Cove</li> <li>• Improved beach facilities including a shower at Outer Hope</li> <li>• Improved local shops and services</li> </ul>
<b>Historic built environment and heritage</b>	<ul style="list-style-type: none"> <li>• Respect the Inner Hope conservation area in future designs</li> <li>• A mix of traditional and contemporary homes (no tacky boxes)</li> <li>• Better quality building design</li> <li>• Protection of above and below ground designated and non-designated heritage assets</li> </ul>	<ul style="list-style-type: none"> <li>• Design standards inside and outside of the Conservation Area</li> <li>• Promote high design quality in the built environment</li> <li>• Appropriate record of archaeological evidence that may be affected by development</li> </ul>
<b>Education and training</b>	<ul style="list-style-type: none"> <li>• Local training and traditional skills sharing</li> </ul>	<ul style="list-style-type: none"> <li>• Promotion of rural and coastal skill development</li> </ul>

## 3.0 Why we need a Neighbourhood Plan

### What is a Neighbourhood Plan?

A Neighbourhood Plan (officially called a Neighbourhood Development Plan) is a way of helping local communities like South Huish guide and influence the future development and growth of the area in which they live and work.

#### 3.1 A Neighbourhood Development Plan can....

- Develop a shared vision for our neighbourhood;
- Choose where new homes, shops, businesses and other development should be built;
- Identify and protect important local green spaces;
- Influence what new buildings should look like;
- Promote more development than is set out in the Joint Local Plan;
- Enhance the historic environment with heritage assets not previously recorded.

#### 3.2 A Neighbourhood Development Plan cannot...

- Conflict with the strategic policies in the Joint Local Plan prepared by SHDC;
- Be used to prevent development that is included in the Joint Local Plan;
- Be prepared by a body other than a parish or town council or a neighbourhood forum.

### Planning Context

3.3 Neighbourhood Plans are required to be in general conformity with the National Planning Policy Framework (NPPF) 2019 and the strategic policies of the Local Plan. The planning policies for the South Hams District are set out in the Joint Local Plan (JLP) for Plymouth and South West Devon. The JLP was adopted in March 2019.

3.4 In addition the previously adopted Development Plan documents helped to inform this Neighbourhood Plan;

- South Hams Local Development Framework Core Strategy (2006)
- South Hams Rural Areas Site Allocations Development Plan Document (DPD) 2011
- 'Saved' policies from the South Hams Local Plan (1996)

3.5 The Neighbourhood Plan must also be in conformity with EU legislation on strategic environmental assessment and habitat regulations, and with national policy. It takes into account the provisions of the National Planning Policy Framework (NPPF).

3.6 The NPPF provides specific guidance for those preparing Neighbourhood Plans that include AONBs. This includes;

- the presence of AONBs can restrict development in order to help achieve sustainable development;
- 'great weight' should be given to conserving their landscape and scenic beauty;
- AONBs have the highest status of protection in relation to landscape and scenic beauty, equal to National Parks;
- the conservation of wildlife and cultural heritage is important in AONBs;
- Major development in AONBs should be refused unless it meets specific special tests.

## 4.0 How the plan was prepared

4.1 The idea to prepare a Neighbourhood Plan for South Huish was first put forward in 2014. With support from the community a steering group was formed and a series of engagement events were planned to identify the issues, consider proposals and policies to be incorporated in the plan. This plan has only been possible with considerable volunteer support, with over 30 local residents participating in meetings, steering groups and internet based discussions. Since November 2018 a consultant was employed to help progress and finalise the plan, and supplement this volunteer effort.

### 4.2 Neighbourhood Plan timeline

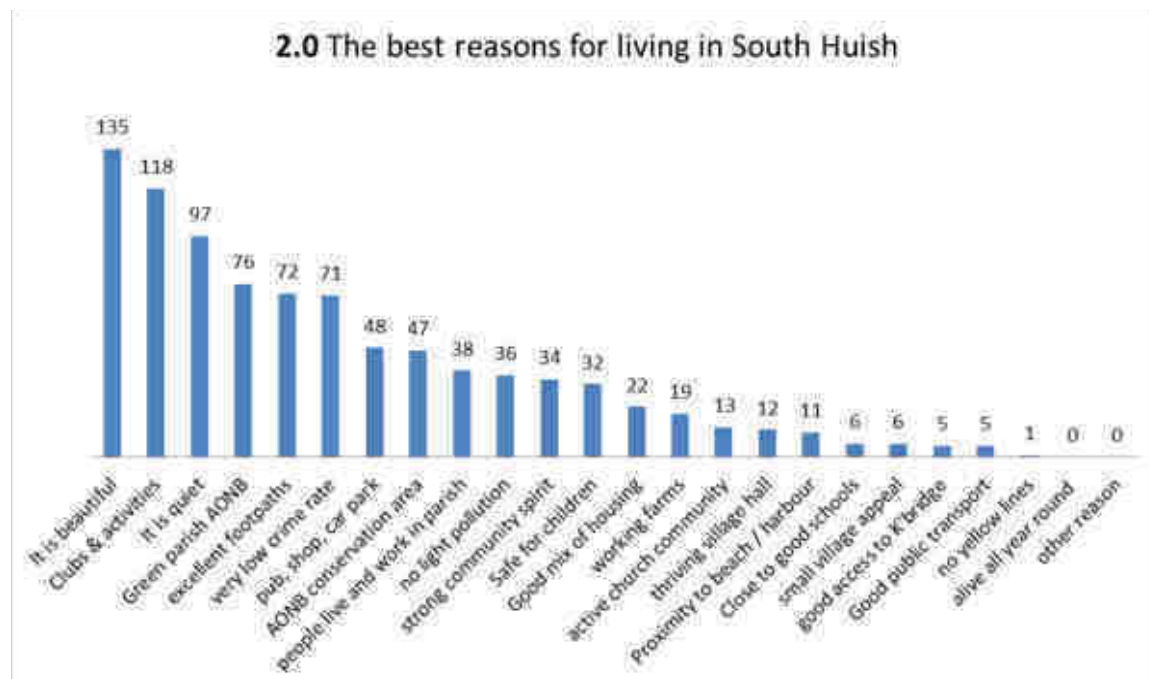
Date	Activity
April 2015	South Huish Parish Council resolved to prepare a Neighbourhood Plan
June 2015	Neighbourhood Plan Group (NPG) formed
August 2015	Preliminary survey of community issues
January 2016	Neighbourhood Plan area designated
July 2016	Community survey issued
September 2016	Community consultation reported
October 2016	Draft Vision prepared
April 2017	Housing Needs Survey Issued
July 2017	Housing Needs Survey Report
November 2018	Consultant appointed to assist in the delivery of the Neighbourhood Plan
January 2019	Briefing to South Huish Parish Council
January 2019	Parish walkabout with members of the Parish Council and NPG
February 2019	Plan workshop with the community
February 2019	Meeting with harbour users and Commissioners
March 2019	Draft plan produced and issued for informal comment to SHDC Officers, local member, AONB Unit and Harbour Master.
December 2019 to January 2020	Regulation 14 Pre-submission consultation

4.3 The themes and the objectives of the Plan have been taken directly from the views and wishes expressed by the community. The policies and proposals of the Plan have been developed with the steering group; they support and help deliver these themes and objectives. To help refine the policies further consultation has been carried out with landowners, officers of South Hams District Council, The Harbour users and Commissioners, and the South Devon AONB Unit.

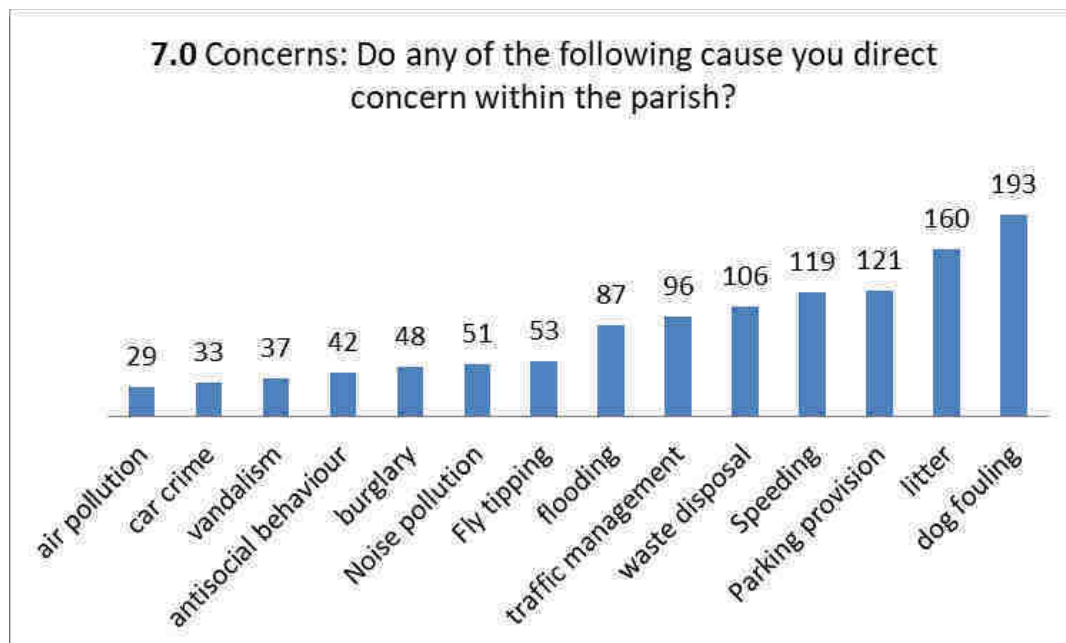
### 4.4 Community Survey

In July 2016 a community survey was prepared and issued to all those in the parish to inform the Plan. The full responses are included in the Appendices. 672 questionnaires were delivered and 254 or 38% were returned. 164 returns were from permanent residents and 90 from second home owners. Some of the key findings that have informed the policies of the plan included;

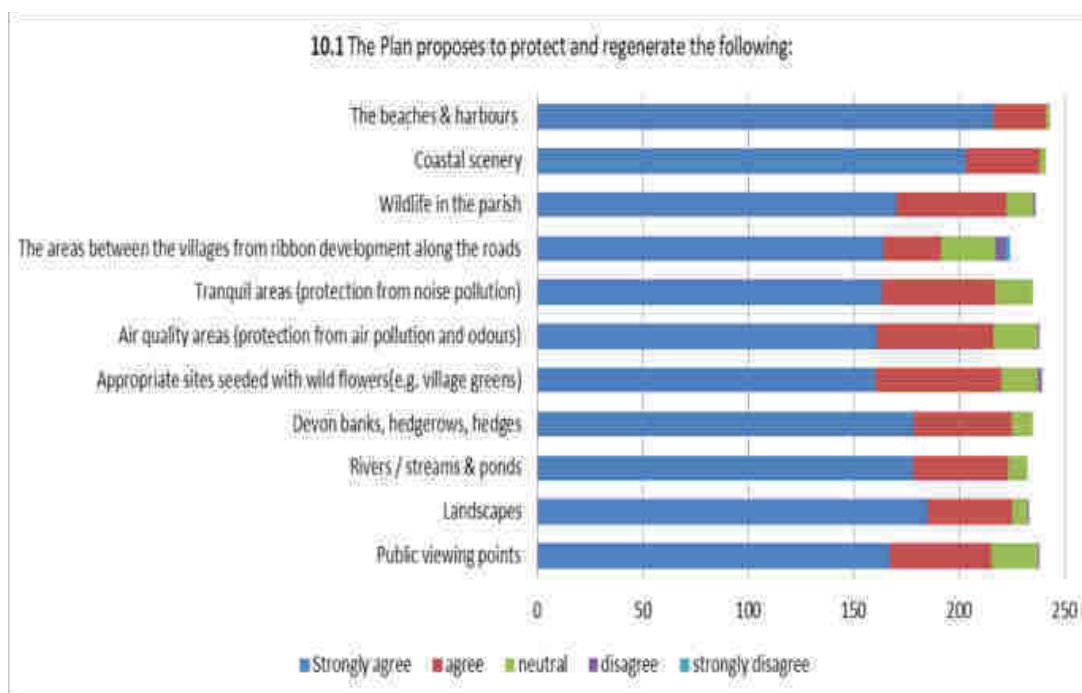
- The top six reasons for living in the parish were:
  - Its beauty
  - Clubs and activities
  - It is quiet
  - A green parish within the AONB
  - Excellent footpaths
  - Low crime rate



- 43% of respondents were retired;
- 49% were working full time, part time or self employed;
- 53% of those employed worked more than 10 miles away from the parish, 20% within 10 miles and 26% within the parish;
- 69% felt the Plan should seek to attract young people in to the community;
- The main concerns the community have relate to; traffic, parking, waste disposal (sewage) litter and dog fouling (respect for the environment)



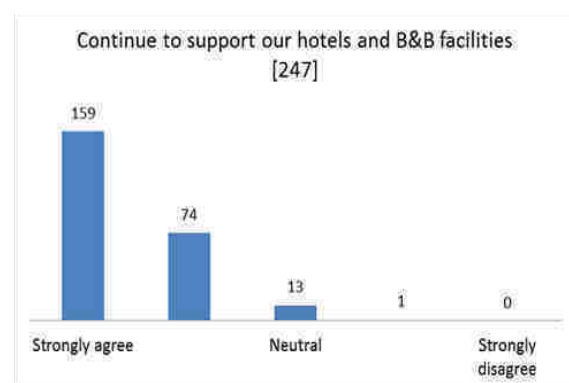
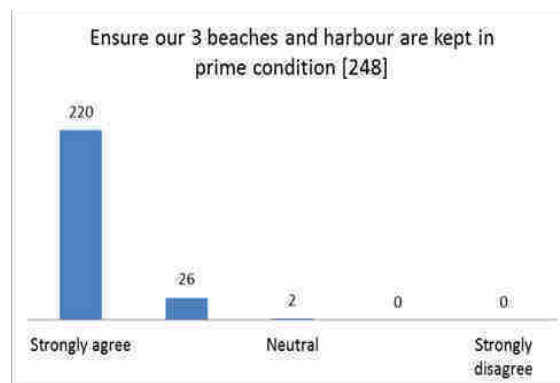
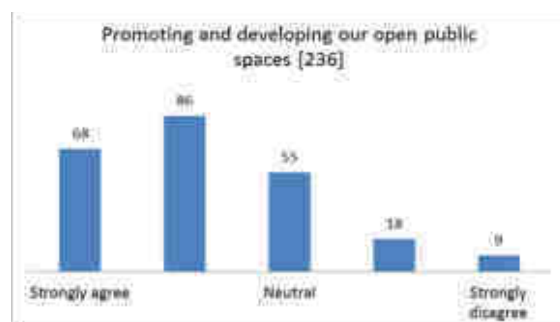
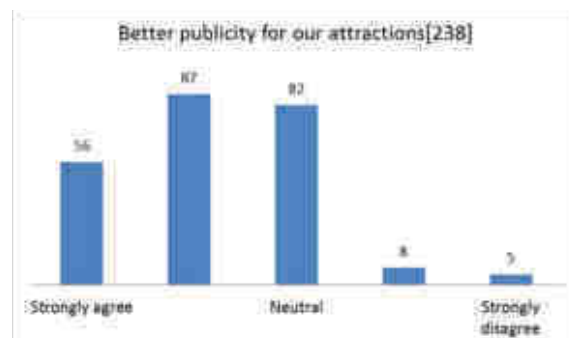
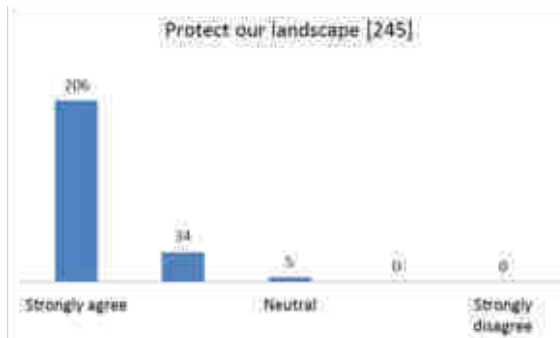
- The majority of the community strongly agree/ support the landscape designations (Area of Outstanding Beauty, Coastal Preservation Area, South Devon Heritage Coast)
- The community strongly support the protection and regeneration of the natural features and characteristics of the parish.





## South Huish Neighbourhood Plan

- The community strongly support the tourism industry to sustain the local economy and the factors affecting this;
- Limited support for new housing growth but the majority support more affordable housing in small developments within the village boundaries and no need was expressed by most for more market housing;
- Strong support for legal agreements to give local people priority on affordable housing.



## 4.5 Housing Needs Survey

A survey was distributed to the community in April 2017; copies of the questionnaire and report are included in the Appendices. The report prepared by SHDC Affordable Housing Team concluded that there was a need for 7 affordable homes in the parish comprising;

### Affordable rented

- 2 x 1 bedroom -general needs
- 3 x 2 bedroom -general needs

### Discount market/shared ownership

- 2 x 2 or 3 bedroom properties

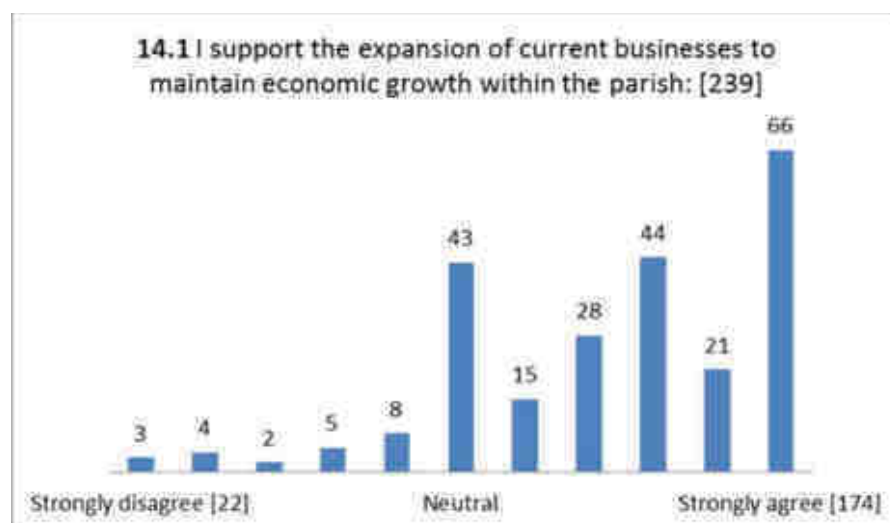
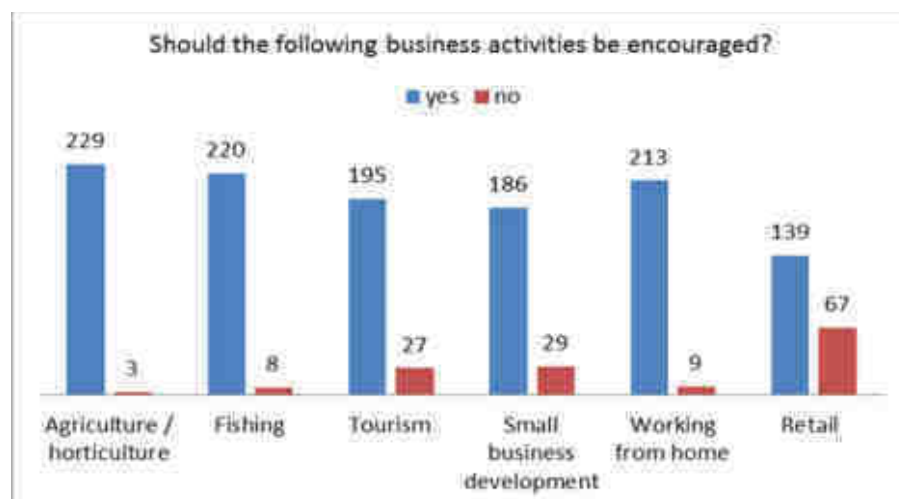


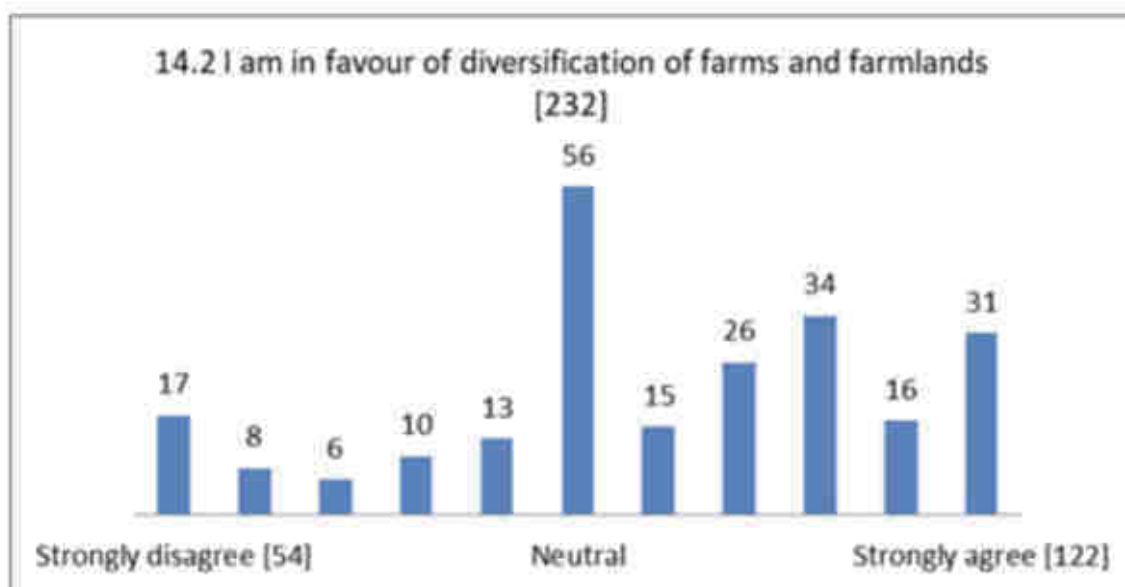
The report also concluded that there is a disproportion between those over the age of 65 and those in other age groups living in the parish. The community were advised that if they wish to address its unbalanced age demographic in their Neighbourhood Plan, then the provision of additional affordable and rental housing for young families/couples and more reasonably priced 2 and 3-bedroom open market housing of mixed type and tenure and/or self-build plots is needed. It was also recommended that the Plan should consider the feasibility of providing sheltered/assisted living accommodation in the parish and/or retention of a reasonable proportion of bungalows which are more suited to adaptation for disability.

### 4.6 Business Survey

A business survey was carried out in August 2017 however the response was poor with only 10 respondents (5 from the hospitality, 2 harbour users including fishing, 2 farming and one other self employed professional). The community survey referred to above with questions covering the local economy received a much higher response. Key findings relating to local business included;

- Support for agriculture, fishing, tourism, small business development and home working;
- Support for expansion of the existing business sectors;
- Support for the diversification of farming and farmland.





#### 4.7 Diversity and equality

Care has been taken throughout the consultation process to engage as many members of the community as possible; these include residents, second home owners, landowners, school children, businesses and special interest groups. The Steering Group has endeavoured not to discriminate on grounds of race, gender, and disability or on any other grounds. All venues for events held were fully accessible.



Outer Hope from New Road

## 5. South Huish Parish, its role, key facts and issues

### 5.1 South Huish Parish

5.1.1 The parish of South Huish comprises the villages of Hope Cove and Galmpton and the hamlet of South Huish. Tourism is the principal business followed by agriculture and there are several large farms within the parish. The parish is one of the smallest in the South Hams being only 3.3 square miles. At the 2011 census it had 473 residents and 484 properties. It occupies one of the most attractive and scenic coastal locations; this is reflected in a number of statutory designations including the South Devon Heritage Coast, the South Devon Area of Outstanding Natural Beauty (AONB) and of the Coastal Preservation Area. The entire parish lies within the AONB and 70% is in the South Devon Heritage Coast and Coastal Preservation Areas.

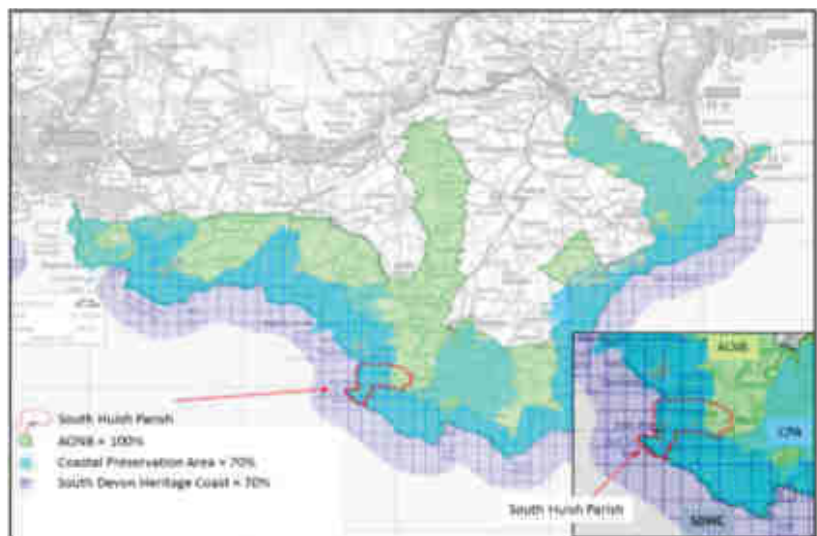


Figure 2 Summary of local designations

5.1.2 Residents live predominantly in three distinct areas; Hope Cove split between Inner and Outer Hope with 328 properties of which 82 (25.5%) are permanently lived in, Galmpton with 102 properties of which 74 (72.5%) are permanently lived in and South Huish valley which runs from Court Barton down to Thurlestone Rock where there are 64 properties of which 9 (14.1%) are permanently lived in.

5.1.3 The parish is very dependent on adjoining parishes and the figure below clearly shows that the market town of Kingsbridge is around 4 miles away; Malborough and Salcombe also provide essential services for the Parish.

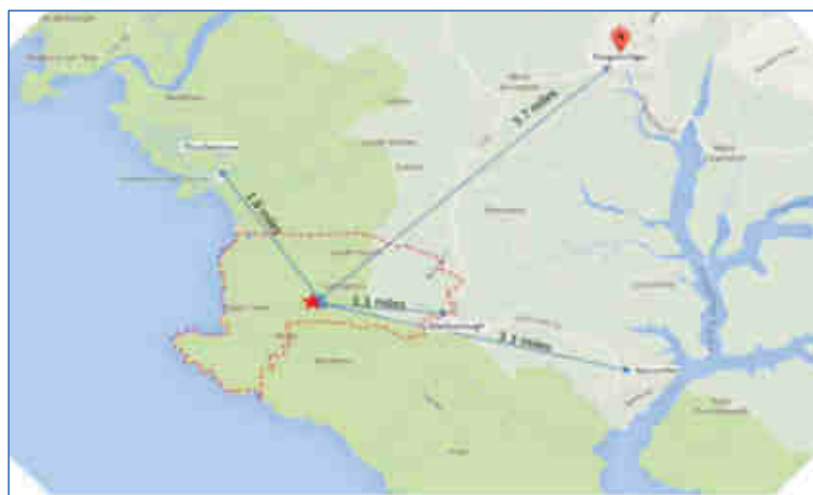


Figure 3; nearby parishes providing essential services

## 5.2 A brief history of the parish

5.2.1 South Huish hamlet lies in a beautiful valley opening on to Bigbury Bay, the small farming community centres on the 13<sup>th</sup> C Parish church of St. Andrews, which is now ruined. The larger settlement of Hope Cove was once a busy fishing village and in the 18<sup>th</sup> and 19<sup>th</sup> C had a reputation for smuggling. Galmpton located between Malborough and Hope Cove also has its origins as a farming community. The church of Holy Trinity in Galmpton (1867-1869) serves the whole parish. The village hall is also located in Galmpton. There are two other churches in the parish; the Methodist Chapel, Inner Hope and St. Clements Chapel of Ease (1861) between Outer and Inner Hope, the smallest church in the Woodleigh Deanery and a former school room.

5.2.2 The current parish is now a little larger than originally due to local government boundary changes of 1974, which resulted in part of south-western corner of Malborough parish, the Bolt Tail promontory, being added.

5.2.3 There are several heritage assets within the parish that indicate early settlement during the prehistoric period and include four nationally important designated sites. Two of the Scheduled Monuments comprise Late Neolithic/Bronze Age (2300 to 700BC), barrow cemeteries made up of several round barrows. One of the cemeteries is located above the cliffs close to the wreck of HMS Ramillies and the other near Graystone Ledge. The west coastline of the parish is dominated by Bolt Tail where there remain the earthworks of a scheduled Iron Age fort (700BC and 50AD), known as Bolt Tail Camp. The presence of a high ground enclosure appears to be a key component of an Iron Age trading point. The fort is barely visible from the sea but has a strong impact when approached from inland. The entrance way may be intentionally aligned to give a view of Burgh Island to the north. Within the Iron Age camp are mounds thought to be round barrows which date to the late Neolithic - Bronze Age period. On the eastern side of the parish is another Iron Age settlement known as Burleigh Dolts. Geophysical survey of the site revealed several previously unknown archaeological features of possible prehistoric date, including two possible round houses or barrows, a segmented enclosure and structures within the circuit of the hillfort. As well as these designated sites, further evidence of prehistoric occupation in the parish is indicated in the recovery of flint tools, including a Palaeolithic hand axe. A Hadrianic Roman coin was found in the parish and the state of the coin suggest it continued in use throughout second century.

5.2.4 During Roman times there is evidence that the area was used for mainly stock farming and this continued into the Saxon period. The earliest documentary reference of South Huish indicating a Saxon settlement is in the Domesday Survey of 1086.

5.2.5 During the Norman period the land was under the control of Baron Judhel, the Great Lord of Totnes. From 13<sup>th</sup> to the late 19<sup>th</sup> C the area was under the control of the Courtenay family of Powderham (the Earl of Devon). In South Huish the major land holding was Court Barton and in Galmpton it was Burton Farm and both remain today. The Courtenays lost complete ownership of the South Huish lands in 1886 and at that time the freehold of several farms in Galmpton and cottages in Inner Hope passed into the ownership of the former tenants.

5.2.6 The villages developed around the collection of small farms, initially there were around 20 farms in the parish, but this is now down to 5. The main farms are Weymouth which amalgamated with Burton, New Burleigh, Court Barton, South Huish and Withymore, another Thornlea is no longer a farm.

5.2.7 Apart from farming the other main industry carried out in the parish, notably Hope Cove over the last 200 years has been fishing in Bigbury Bay and beyond. The main catches comprised pilchard, herring, mackerel supplemented by skate, turbot, plaice and crabbing, a profitable pilchard trade

finished in 1939. After the railway came to Kingsbridge in 1893 the market for crabs and lobsters opened up to London. Boat building, boat maintenance and pot making using local willow were carried out during the winter months and during bad weather. Commercial crabbing and fishing on a significant scale has long since ceased in Hope Cove however 2 boats remain in operation.

5.2.8 The first evidence of sea defences date back well over 1000 years where the Danes build a level of rock protection from Bolt Tail. The breakwater in Outer Hope seen today dates back to 1923 but was based on plans drawn up for the Courtenay family in 1823. The breakwater continues to be repaired and there are current plans to fund a major overhaul.

5.2.9 Over the 19<sup>th</sup>C the parish was the home for sea captains of oceangoing fruit schooners based in Salcombe. This dangerous yet rewarding enterprise resulted in some of the grandest properties in Hope Cove.

5.2.10 One of the most respected buildings in Inner Hope is the Fisherman's Reading Room built in 1908 funded by a bequest from Eleanor Penelope Mary Appleton in memory of her late husband to provide a place of relaxation and learning for the 'Fishermen, Coastguardsmen, Lifeboatmen and Men of Hope' The building is now run by a trust and continues to serve the parish as a community building and nursery.

5.2.11 In 1809 a Coastguard service, initially called the Preventative Waterguard was established to combat the smuggling out of tin and bringing in of spirits. This was formalised in 1822 into the local Coastguard Service when eight coastguards and their chief officer were accommodated in Outer Hope, the station lasted until 1855 when it was moved to Inner Hope. There were two full time coast guards up to 1980. The former coastguard cottages remain in Inner Hope and are listed (Grade2).

5.2.12 The Royal National Lifeboat Institution (RNLI) established a lifeboat station at Hope Cove in 1878 on land donated by the Earl of Devon. All the boats were named *Alexandra*, and were replaced in 1887, 1900 and 1903. The station was closed in April 1930. In 1992 the service was re-established under the management of the Maritime and Coastguard Agency (MCA) as part of the Cliff Rescue Team (CRT), the MCA withdrew support and funding for the boat in 2010. The Hope Cove Life Boat was then established as an Independent lifeboat with the support of the village and a registered charity was established to run the service. A new boat "Alexandra" was launched in 2013 paid for with funds raised from the village and visitors. The charity is run and operated by volunteers.

5.2.13 Hope Cope was the only place in England where ships of the Spanish Armada made landfall in 1588. Many buildings in the area still bear the hallmarks of this visit. After the Armada was defeated the 'San Pedro el Mayor' a transport ship fitted out as a hospital, was blown onto the rocks between Inner and Outer Hope. The 140 survivors were initially sentenced to death, but were eventually ransomed and sent back to Spain. Other famous wrecks include 'HMS Ramilles' wrecked on rocks at Bolt Tail in 1760 in which tragically 700 people were lost at sea. In April 1936 the 334 ft four masted Finish Barque 'Herzogin Cecile', ran aground on the Ham Stone.

5.2.14 The arrival of Brunel's Great Western Railway in the early 19<sup>th</sup>C stimulated the local tourism industry; the Earl of Devon encouraged his tenants to 'take in visitors'. At this time the population of Hope increased to the detriment of the more remote South Huish. In parallel with the railway to Kingsbridge the local road network was improved and with the arrival of the motor car and taxis the influx of tourists increased and continues to this day. Hotels in the area flourished as well as local residents taking in visitors. In the 1950 and 60s the pattern changed again with the construction of the M5 motorway, increase in personal wealth and the expansion of private car ownership saw a shift from B and B into self-catering holidays, this trend has continued and today tourists have often become 'second home owners'



5.2.15 One of the first 'visitors' to stay in the Hope Cove fisherman's cottages was the distinguished artist JC Hook RA (1819-1907). The village was also the setting for a number of studies by the Victorian painter Sir Luke Fildes (1843-1927) the interior of a fisherman's cottage features in his famous work in oil 'The Doctor' - the painting now hangs in Tate Britain. Other artists were encouraged to visit, live and paint in the area these include; GH Jenkins (senior and junior) (1843-1914 and 1866-1937) HE Tozer (1838-1913) and Curnow Vosper (1866-1942)

5.2.16 The 20<sup>th</sup> C saw the many changes in the parish with a continued but gradual shift in emphasis towards Hope Cove, this escalated after the Second World War. Hope Cove is now mainly devoted to tourism and was the setting for the 1985 cult British movie 'The Supergrass' and the very recent TV series 'The Coroner' (2015-2016) The Cove Cafe Bar was named the UK's Best Independent Craft Beer Bar (rural) in 2018.

History sourced from 'Hope Cove, Galmpton and South Huish, The Story of a Devon parish' - Hope Archive Group 2012, 'Devon' W.G Hoskins 2003, the DCC Historic Environment Team and the South Huish Parish website.

### 5.3 The setting and context of South Huish

5.3.1 South Huish Parish lies entirely within the South Devon AONB and parts of the parish are also within the Heritage Coast designation. The whole parish is also covered by the Devon Undeveloped Coast designation with the exception of the existing developed areas of Hope Cove and Galmpton. All these designations carry significant weight when considering development proposals. The revised NPPF (2018) policy paragraph 172 relating to protected landscapes gives great weight to conserving and enhancing landscape and scenic beauty of Areas of Outstanding Natural Beauty, which has the highest status of protection in relation to these issues comparable to National Parks.



Figure 4 South Devon AONB area is bounded in red and the Heritage Coast in blue

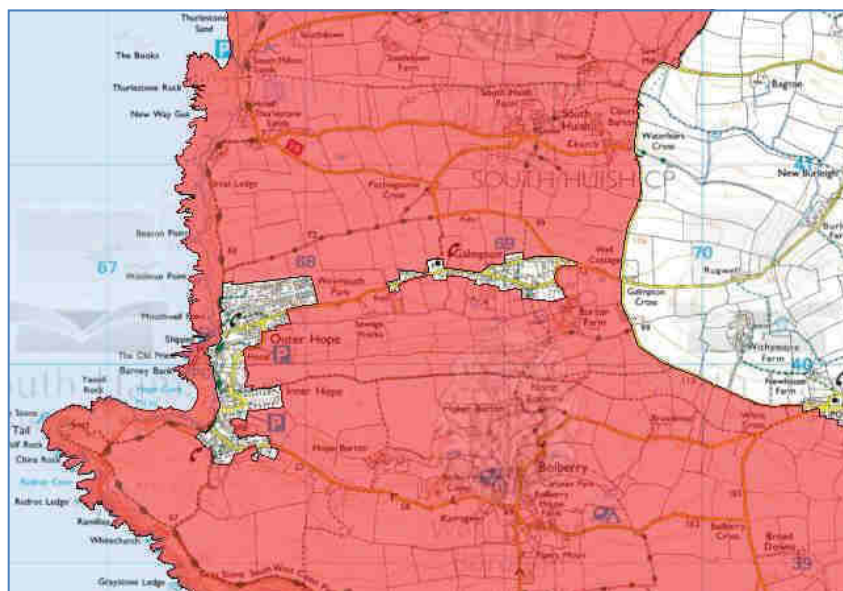


Figure 5 Extent of Devon Undeveloped Coast, designation shaded in red

5.3.2 Drawing on the landscape character for the area defined under the Devon Landscape Character Assessment<sup>1</sup> the landscape predominantly comprises Coastal Slopes and Combes (Reference 4D in figure 6), to the South the land rises to the Open Coastal Plateaux of Bolberry Down (1B) inland the slopes and combes lead to Inland Elevated Undulating Land (5A).

5.3.3 The key landscape sensitivities of the Parish taken from the character assessment (4D) include;

- The variety and complexity of coastal features and the dynamic nature of the coast provide experiential, historic and natural interest reflected in the Heritage Coast designation;
- The small coastal cliff areas show varied geology and a diversity of habitats, with a wealth of associated wildlife including cliff breeding birds and coastal grassland communities;
- The sparse transport network and settlement pattern, with traditional nucleated villages sheltered in valley locations;
- Important coastal settlements mark a long and close relationship with the sea, coastal trading and transportation. Many coastal settlements remain vibrant and industrious locations, some with active ports and small fishing fleets;
- Coastal and maritime leisure and recreation facilities, which provide a rich variety of attractions and activities that appeal to a wide audience;

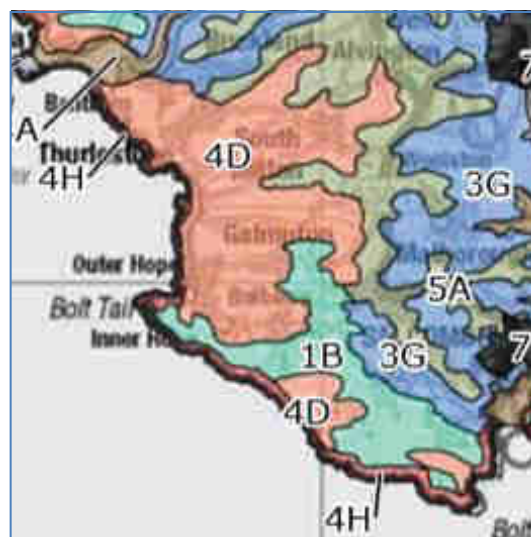


Figure 6 Extract from the Devon Landscape Character Assessment

<sup>1</sup> Devon Landscape Character Assessment

<https://www.plymouth.gov.uk/sites/default/files/LandscapeCharacterAssessmentSouthHamsAndWestDevon.pdf>

- Extensive coastal footpaths with the South West Coastal footpath allowing continuous access along the dynamic coastline;
- Enclosed with views out to sea confined by landforms and trees;
- and remote, intimate, sheltered and tranquil qualities.

5.3.4 In addition the sensitivities of area of Open Coastal Plateaux designation (1B) include;

- A regular pattern of large arable fields and wind-blown vegetation creating a variety of colours and textures bounded by hedges and characteristic stone walls;
- Rich in historic coastal defences, notably Bolt Tail;
- Scattered villages, hamlets and farmsteads linked by a network of narrow lanes, resulting in a tranquil and un-hurried landscape;
- The iconic unspoilt and expansive panoramic views of the sea and the adjoining dramatic cliffs, from the undulating coastal plateau;
- Expansive seascapes under big skies influenced by the changing sea moods and skies;
- The seemingly remote, windswept character of the high open plateau, sparsely settled with high levels of tranquillity and in places, where the undulating topography limits light pollution from nearby major conurbations, dark night skies can be experienced.

5.3.5 The Historic Landscape Characterisation of the area includes remnants of medieval and post-medieval field systems including strip fields, Barton Fields and orchards. These should be considered when development is proposed. <sup>2</sup>

## 5.4 South Devon AONB and Devon Undeveloped Coast

5.4.1 The landscape character policies of the current South Devon AONB Management Plan clearly define the special qualities to be respected if development is considered in settlements like Hope Cove, Galmpton, and South Huish within the AONB;

- Maintaining and enhancing the levels of tranquility to further ensure this special quality is not further devalued, Policy Lan/P4;
- The importance of the existing skyline and need to protect this against the visual intrusion of insensitive buildings and infrastructure, Lan/P5;
- Protecting long uninterrupted views of the open undeveloped seascape, Lan/P6;
- Help maintain the rural quality and character and the overall setting of the AONB Lan/P7.

5.4.2 In their guidance <sup>3</sup> the Devon Landscape Policy Group set out a series of principles to help maintain the character of Devon's Undeveloped Coast (DUC). They stated that the DUC *'should be treated as a designation and be defined on policy maps within Local, Neighbourhood and Marine Plans'*, and that the DUC *'should be regarded as a finite resource for the enjoyment of everyone now and in the future. Local, Neighbourhood and Marine Plans should therefore include strongly-worded planning policies that establish a presumption against development within or affecting Devon's Undeveloped Coast unless it can be successfully demonstrated that it satisfies all of the following criteria:*

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<sup>2</sup> Further information on the Historic Landscape Characterisation can be followed via link <https://new.devon.gov.uk/historic-environment/the-Devon-historic-environment-record/historic-landscape-characterisation/>

<sup>3</sup> Devon Landscape Policy Group Guidance note 3 November 2013

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- *Maintain the intrinsic character of the landscapes affected:*
- *Protect and enhance valued landscapes affected, giving great weight to conserving landscape and scenic beauty in National Parks, AONBs and Devon's Heritage Coasts;*
- *Cannot be accommodated reasonably outside the undeveloped coast; and*
- *Take opportunities available, where reasonable, for improving public access to and enjoyment of the coast.'*

## 5.5 The National Trust

**5.5.1 Coastal Management;** sections of beach and coast path within the parish are owned by the National Trust. The Trust has set out their approach to coast management under the title 'Shifting Shores'<sup>4</sup> which can be summarised as favouring adaptive responses to coastal change management and favouring working with natural processes. This approach at South Milton Sands to the northern coastal edge of the Parish will ultimately lead to a changing coastline in the future. The Trust are in the process of creating a Management Plan for the site and will be consulting with the Parish at the appropriate time to share thoughts and views.

**5.5.2 Land Management** – the Trust has embarked upon an ambitious programme to significantly improve their land holdings for nature and conservation value which could see some changes to how they have managed land in the Parish in the past. This is an evolving piece of work and the Trust will in due course will be engaging with and holding discussions with the Parish.

## 5.6 Hope Cove Harbour

The Hope Harbour Commission (HHC) was formed to administer the activities of the harbour following the completion of the breakwater in 1925. The breakwater was built by local fisherman and landowners. The area covered by the harbour commission is predominantly centred on Outer Hope between the mean high and low water and the old parish boundary from St. Clements Path to Basses Rocks, this area is leased from Crown Estates. HHC also have the right to charge dues for those using the Inner Hope slipway. The South West Coastal Path runs around the harbour. The commissioners comprise local fishermen, Council fisheries representatives, and SHDC Councillors. Hope is a Trust Port operating under the 'Small Ports and Harbours' protocol of the Department of Transport. The commission has the right to charge users of the harbour make and enforce local bye-laws. The only paid officer is the Harbour Master. In the past maintenance of the breakwater has been assisted financially by SHDC, DCC and MAFF (DEFRA) however, the last two major projects were funded solely by the Commission. HHC does not have charitable status; recently the Friends of Hope Harbour was formed as a charity to help fund repairs. A major project is being instigated to repair and protect the breakwater, consultants have been appointed, discussions held with the Environment Agency (EA) and funding bids have been prepared, the estimated capital cost is in the region of several Million pounds. The HHC was part of the Trust Port Review of 2016<sup>5</sup>. Although the fishing activity is greatly reduced in recent years, the industry is still one of the harbour's and the tourist resort's greatest assets; fishing

<sup>4</sup> Shifting Shores The National Trust <https://nt.global.ssl.fastly.net/documents/shifting-shores-report.pdf>

<sup>5</sup>

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/525076/t-rust-port-study-key-findings-and-recommendations.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/525076/t-rust-port-study-key-findings-and-recommendations.pdf)

plays a key role in setting the character and attractiveness of Hope Cove and this should be recognised and respected in the Plan.



Outer Hope from the North with Inner Hope behind

### 5.6 Inner Hope Cove Conservation Area

5.6.1 There are almost 30 listed buildings (27 grade II, and 1 Grade II\*). and one conservation area within the parish. The conservation area is at the centre of Inner Hope and within this designation there are a number of Grade 2 listed buildings. These are listed in Appendix 9 and include:

Inner Hope Former Lifeboat Station

Beach Cottage

The Square

Orchard Cottage

Spray Cottage

Rambler Cottage, Pickwick Cottage and Mariner Cottage

Rosecote verberna and Brook Cottage

Devonia

The list of listed buildings includes some unusual listings such as the telephone kiosk (Grade II) in Inner Hope and this is one of a dwindling stock across the country.

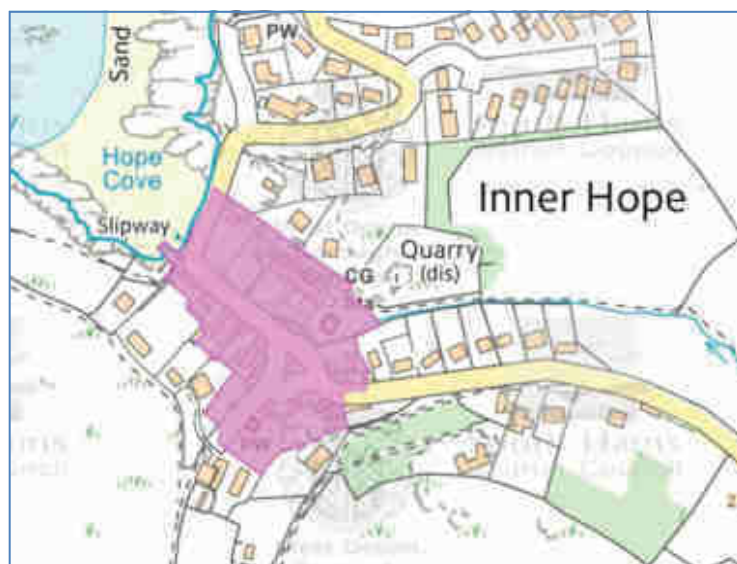


Figure 7 Inner Hope Conservation Area

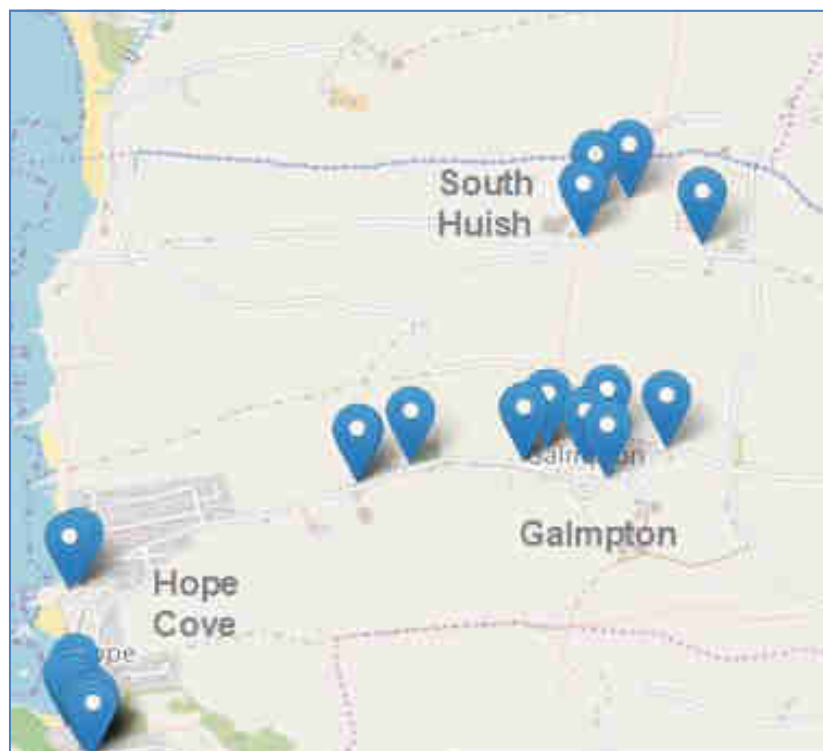


Figure 8 Listed Buildings in South Huish Parish. Refer to Appendix B9

5.6.2 In addition to Listed Buildings and Local Heritage Assets there are a number of Non-Designated Heritage Assets. Those that are considered important to the community are included in Plan policy SH HBE 1 however this is not an exhaustive list, a complete schedule of heritage assets such as Non Designated Heritage Assets, Listed Buildings and Scheduled Monuments provided by Devon County Council's Historic Environment team is included as Appendix B20.

### 5.7 Geology of the Parish

The axis of the Parish (East-West along two gently sloping valleys) is aligned to the Start Boundary Fault line between a group of low grade metamorphosed rocks running from Start Point to Bolt tail<sup>6</sup>. These 'Lower Devonian Schists' are relatively hard and it cuts easily into elongate shapes, so it has been used as a local building stone in walls, Devon hedge banks and some buildings in the southern area of the South Hams. The Start Boundary Fault is exposed between Inner and Outer Hope Cove just North of the 'The Shippen'<sup>7</sup>, with the 'softer' breccias, slates and sandstones to the north of the fault. Coastal erosion is facilitated by the fractured nature of this fault line. To the north of the fault line Thurlestone Sands<sup>8</sup> (half of which lies within the Parish) typifies barred valleys, deposits and sand dunes all subject to significant coastal erosion. The Environment Agency's Shoreline Management Plan policy<sup>9</sup> for the Parish's coastline is 'no active intervention'; i.e. there is no planned investment in defending against flooding or erosion, whether or not an artificial defence has existed previously.

### 5.8 Hydrology and Flood risk

The whole district faces a growing risk of flooding from rivers and the sea due to the effects of climate change, such as increased river flow and sea level rise. PPS25 Flood Risk provides the national policy framework for development and flood risk, and requires that flood risk is taken into account at all stages of the planning process. It aims to direct development away from areas at greatest risk and sets out a sequential risk based approach to determining the suitability of land for development.

### 5.9 Demographics

5.9.1 The total permanent residential population in 2011 (Census 2011) was 473 this compares to 560 in 2001 and an estimated population of 436 in 2017. <sup>10</sup>The Index of Multiple Deprivation (IMD) rank for the Parish in 2019 was 19560 out of 32844 where 1 is the least deprived area. Since 2015 there has been a small change upwards of the IMD (19337 in 2015) in terms of income and skills however, this is minimal and still much better than the national average.

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<sup>6</sup> Devon County Council's "Devon Rocks – A guide to Devon's Geology" (<http://www.devon.gov.uk/geo-devonrocksgeologyguide.pdf>)

<sup>7</sup> OS Grid Ref SX675401. The Shippen is considered to be one of the Regionally Important Geological Sites or County Geological Sites in Devon (<http://www.devonrigs.org.uk>).

<sup>8</sup> OS Grid Ref SX676416 . [http://www.seddepseq.co.uk/devon\\_geology/RIGS\\_Website/PDF/HSX64SE3.pdf](http://www.seddepseq.co.uk/devon_geology/RIGS_Website/PDF/HSX64SE3.pdf)

<sup>9</sup> <http://maps.environment-agency.gov.uk/wiyby/wiybyController>

<sup>10</sup> <https://citypopulation.de/php/uk-parishes-southwestengland.php?adm2id=E04003173>

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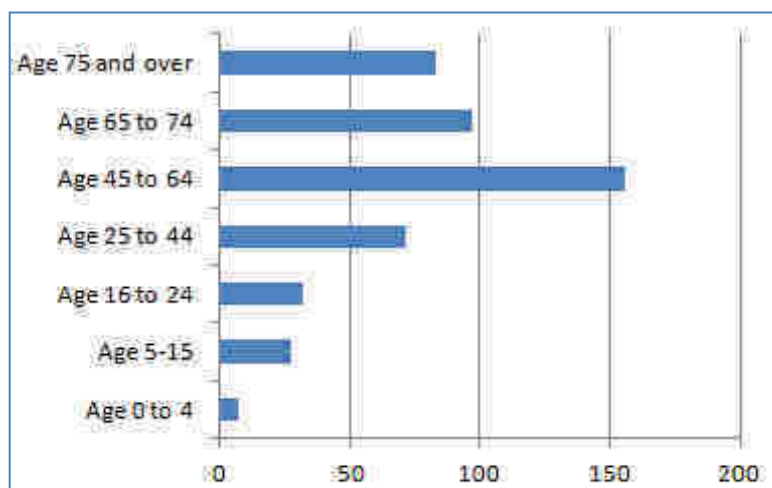


Figure 9 Population South Huish Parish 2011<sup>11</sup>

5.9.2 An analysis of the Devon JSNA Community Profile 2017<sup>12</sup> for the population of Kingsbridge and its rural hinterland of which South Huish forms a part revealed that:

- 9.9 % were dependent on benefits and tax credits compared to an England average of 14.6%, this has been gradually falling for the area from 2007 when it was 11.4%. Benefit claimants between the age of 16-24 is 4.6% compared to a Devon average of 6.3%;
- 8.3% were excluded from the labour market compared to an England average of 11.9%, in 2004 the local figure was 7.6%:
- The birth rate was 59.4 births per 100 females aged 15 to 44 and this has gradually risen from 51.7 in 2006. The local figure compares to an England figure of 65.5;
- 13.9% of the local population were affected by fuel poverty compared to 10.6% nationally. The local figure has increased from 9.1% in 2011 and is of concern. The national figure has remained constant.

5.9.3 The census figures indicate that the permanent residential population is decreasing rapidly. However the census does not project the full picture for South Huish as the local population expands dramatically in the peak summer months. A review of the residential addresses in the parish by members of the Neighbourhood Plan Group (NPG) would indicate the number of second homes is around 75 % in Hope Cove and 60% elsewhere in the parish.

5.9.4 The 2011 census reported that 38.1% of the population was 65 and over; this means the average age is one of the highest in England - the country average is 16.0%.

<sup>11</sup> Census 2011 ONS

<sup>12</sup> <http://www.devonhealthandwellbeing.org.uk/jsna/profiles/>

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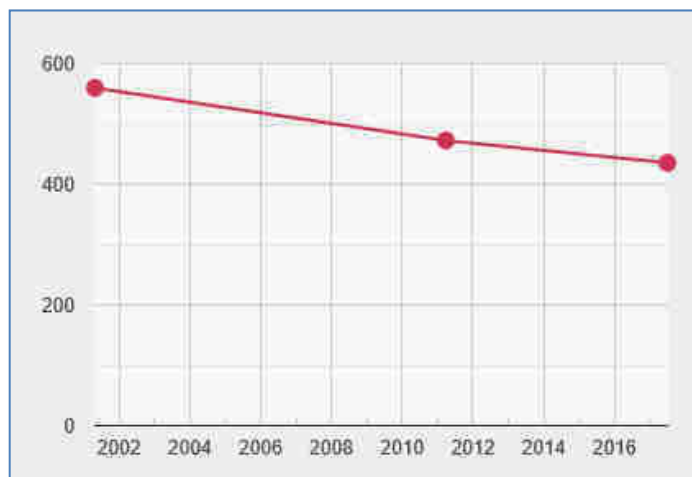


Figure 10 Total population graph for the Parish<sup>13</sup>

### 5.10 The Habitats Directive and Wildlife Sites.

5.10.1 The Habitats Directive<sup>14</sup> requires “competent authorities (e.g. South Hams District Council) to decide whether or not a plan or project can proceed having undertaken the following appropriate assessment requirements to:

- Determine whether a plan or project may have a significant effect on a European site<sup>15</sup>;
- If required, undertake an appropriate assessment of the plan or project;
- Decide whether there may be an adverse effect on the integrity of the European site in light of the appropriate assessment.”

The Pre-Submission Draft of this document has been reviewed by South Hams District Council and incorporates their advice.

5.10.2 A report was prepared for the parish by the Devon Biodiversity Records Centre<sup>16</sup> this is included in the evidence base. The resource map identifies a number of statutory and non- statutory sites within the parish.

#### 5.10.3 Statutory Sites

- **South Milton Ley SSSI** ; a freshwater reed bed with bird interest, this is located just North of the parish boundary but impacts on the area;
- **Bolt Head to Bolt Tail SSSI**; maritime cliffs, coastal grassland and scrub;
- **Prawle Point to Plymouth Sound** candidate Special Area of Conservation (**cSAC**) containing some of the most biologically diverse reefs in the country, supporting important species that are considered rare or are occurring at the limit of their biogeography boundaries.

<sup>13</sup> <https://citypopulation.de/php/uk-parishes-southwestengland.php?adm2id=E04003173>

<sup>14</sup> Conservation of Habitats and Species Regulations 2010

<sup>15</sup> European sites include: special areas of conservation (SACs), special protection areas (SPAs), sites of Community importance (SCIs), and candidate SACs

<sup>16</sup> A wildlife site resource map and species record for South Huish Parish February 2019

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Figure 11 Statutory Wildlife Sites

#### 5.10.4 Non-Statutory County Wildlife Sites (CWS)

- **South Huish**; mixed farmland with bird interest;
- **Hope Barton**; mixed farmland with bird interest and species rich grassland;
- **Thurlestone to Hope Cove**; coastal grassland and scrub;
- **South Huish Meadowlands**; low lying grazing land with a network of ditches and areas of species-rich mire and fen. Wet scrapes also present.

#### 5.10.5 Non-statutory Regionally Important Geological Sites (RIGS)

- **The Shippen**; the only good exposure of the Start boundary fault;
- **Thurlestone Sand**; Holocene barred valleys and deposits, sand dunes and coastal erosion.

#### 5.10.6 South West Nature Map

- **The maritime cliffs and slopes of the whole parish**; identified as one of the best areas of a coastal landscape in the South West region.

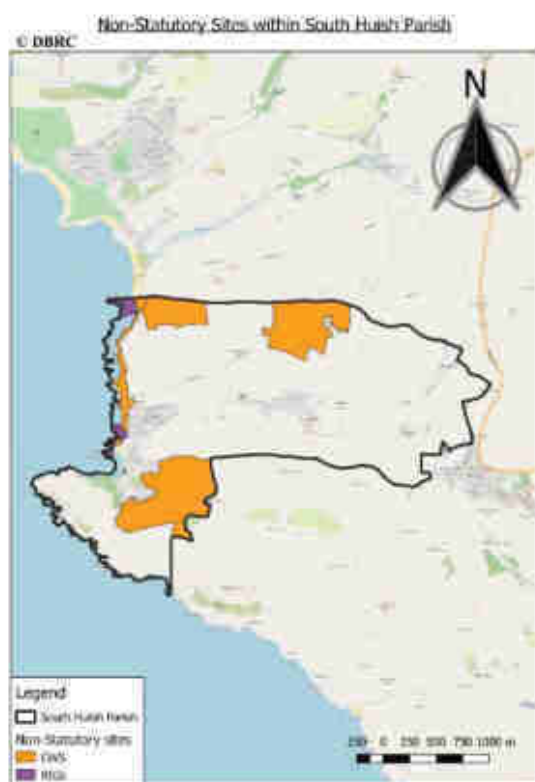


Figure 12 Non-Statutory Sites



Figure 13 South West Nature Map Area



## 6. Proposed Policies

**6.1** As explained in Sections 1, 2 and 4, the vision, themes, aims and objectives of the Plan have been derived through consultation with the community, then developed and refined by the Steering Group. We set out in this section the seven policy areas, the policies themselves and evidence supporting them. There are also three cross cutting themes that apply to all the objectives and policies in the Plan. These are that the plan should be:

**Sustainable**, and should reflect the presumption in favour of sustainable development outlined in the National Planning Policy Framework and the Plymouth and South West Devon Joint Local Plan Policy S06.

**Deliverable**, where funding sources can be identified for projects arising from the policies, they should be to delivered within the Plan period;

and should be;

**Conforming** to the strategic policies of The Plymouth and South West Devon Joint Local Plan.



Workshop with the community to develop the Plan policies



Post it notes gathering thoughts and suggestions

## 6.2 Theme 1 Local Economy – business, and tourism policies

**6.2.1 Purpose;** to prevent loss of employment uses, especially tourism related. The re-use of redundant agricultural buildings for employment uses as a diversification of agricultural use and support for home working.

6.2.2 This plan supports and expands on the employment policies of the JLP including:

Dev 15: Supporting the Rural Economy;  
Dev 18: Protecting local shops and services  
Dev 19: Provision of local employment and skills

6.2.3 It is estimated that there are around 50 businesses (see Appendix B11) in the parish with around 38% engaged in the service industry including construction, 36% in hospitality and tourism, 13% in farming and 13% in fishing. Key survey findings relating to local business included support for;

- Agriculture, fishing, tourism, small business development and home working;
- Expansion of the existing business sectors;
- Diversification of farming and farmland.

6.2.4 The conversion and change of use of former hotel premises to secondary residential uses has been a concern to the area for over 30 years. Within Hope Cove hotels and tourism related hospitality uses play a key role in the Parish's economy.

### **Policy SH EC 01 Tourism related employment and retention of hotels**

The change of use or redevelopment of a hotel to non-hotel use will only be permitted provided that:

- a) The proposed use would be compatible with the existing building and its surroundings and setting within the South Devon AONB;
- b) No significant loss of hotel accommodation in the Parish or detriment to local employment through the loss of hotel accommodation will result;
- c) Demand for the hotel accommodation no longer exists.

Development may include:

- d) Rehabilitation, re-use or redevelopment of existing premises.
- e) Change of use to residential care or extra care which supports the plan objectives to both provide employment and affordable housing for the elderly as stated in Policy SH H1 (Affordable Housing)

Where the loss of a hotel or tourism related site is justified as no longer viable the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable sale price (comparable with valuations achieved elsewhere in the District) for a minimum period of 2 years.

6.2.5 There are clear opportunities within the Parish for diversification of existing and redundant agricultural buildings to other commercial uses. Currently, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 already provides, subject to conditions permitted development rights for agricultural buildings to convert to offices, storage, distribution, hotels, restaurants and cafes. Such changes of use of agriculture buildings would only be encouraged if they are of low environment and transport impact business uses (e.g. workshops, offices, storage, small scale food processing, cafes, and leisure).

### **Policy SH EC 02:Local Rural Employment**

The conversion of redundant agricultural buildings and their expansion for small scale employment uses will be acceptable in principle within the countryside provided that:

- a) The scale of employment use is appropriate to the accessibility of the site by public transport, cycling and standard of local highways;
- b) Proposals respect the character and qualities of the landscape and environment as outlined in Policy SH Env 2 and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.

An existing building is considered redundant if it has remained vacant for a period exceeding two years. Evidence in the form of dated photographs will be required to confirm the period that the building has remained vacant.



Galampton looking towards Hope Cove

## 6.3 Theme 2 Natural Environment and Landscape Setting

**6.3.1 Purpose;** All future development should have due regard to the importance of and the impact on the AONB and the other statutory and non-statutory landscape designations applying to the parish. Logical boundaries around the existing settlements that reflect their history and landscape constraints should be respected to avoid coalescence of the settlements and the integrity of the countryside between them. The natural beauty, landscape character, biodiversity and Green Infrastructure of the Parish should be respected; this includes the avoidance of light pollution. The special and distinctive character and environmental quality of the coastline should be respected. A number of Local Green Spaces important to the community are designated and locally important views are respected in future development. Renewable energy and low carbon design appropriate to the parish and its constraints are promoted. Acknowledge the existing constraints to foul and surface water drainage capacity across the parish and address them in future development.

6.3.2 This plan supports and expands on the policies of the JLP including:

Dev 23: Landscape Character;  
Dev 24; Undeveloped Coast;  
Dev 25; Nationally protected landscape;  
Dev 26; Protecting and Enhancing Biodiversity and Geological Conservation;  
Dev 27; Green and Play Spaces;  
Dev 28; Trees, Woodlands and Hedgerows;  
Dev 35;: Managing Flood Risk and Water Quality impacts.

**6.3.3 Settlement Boundaries and avoidance of coalescence;** The various settlements of the parish are close together and risk coalescence. In the past there has been pressure to develop within the gaps. This plan considers that these gaps are important to the open character of the Parish, local views, landscape and coastal setting and maintaining a high environmental quality. To safeguard these features and prevent coalescence a settlement boundary and avoidance of coalescence policy is included in this Plan. The settlement boundaries proposed below for Hope Cove and Galmpton that restricts development in the open countryside, will be used to ensure that development proposals do not individually or cumulatively result in the coalescence and the loss of the separate identity of Hope Cove, Galmpton, South Huish and Thurlestone Sands. There has never been a settlement boundary for Galmpton before. For Hope Cove there is an adopted boundary (latest 2011) and this is modified by this plan. Hope Cove was identified in earlier versions of the JLP as a sustainable settlement and a boundary proposed which follows a similar line in this plan. Galmpton was not considered a sustainable settlement in the JLP however it is a functional settlement of 126 homes and not open countryside and justifies a settlement boundary. The principles applied to determine a settlement boundary to inform the JLP (Topic Paper 2 included as Appendix B21) were used to define the proposed boundaries. For proposed development sites located outside the settlement boundaries Plan Policy SH H3 (Exception Sites outside the settlement boundary), the criteria of JLP Policies TTV 27 (Meeting local housing needs in rural areas) and TTV26 (Development in the Countryside) will apply.

## Policy SH Env 1 Settlement Boundaries and avoidance of coalescence

The settlement boundaries for Hope Cove and Galmpton designated in this Plan and illustrated in figures 14 and 15 shall be used for the purposes of determining all planning applications in the parish.

Development proposals beyond these boundaries that would lead to any coalescence between Hope Cove, Galmpton, South Huish and Thurlestone Sands will not be permitted.

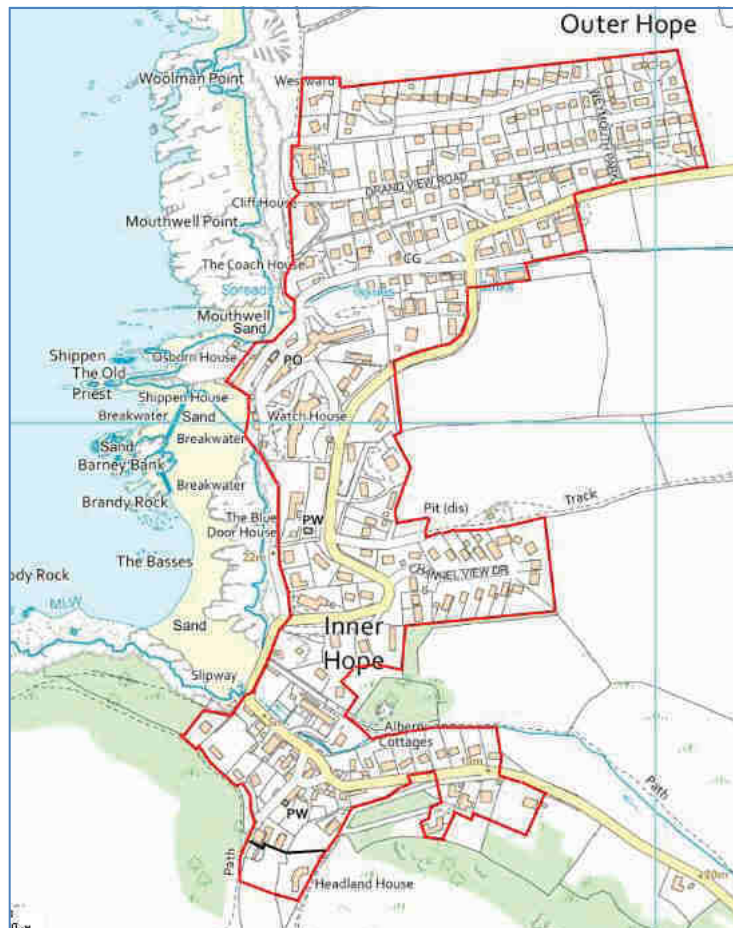


Figure 14 Proposed Settlement Boundary for Hope Cove lined in red, changes from previously adopted boundary (2011) lined in black

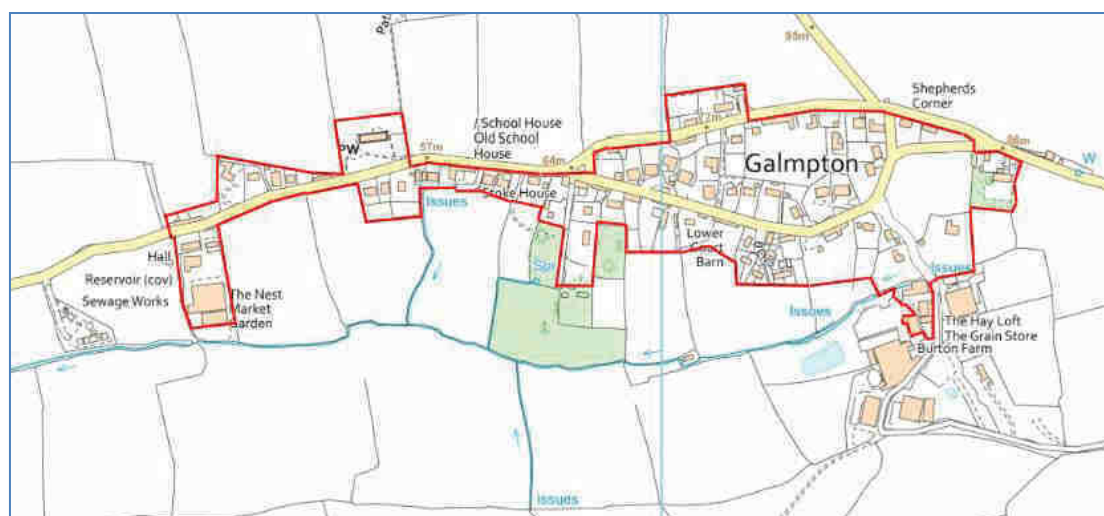


Figure 15 Proposed Settlement Boundary for Galmpton lined in red



6.3.4 The landscape character policies of the latest South Devon AONB Management Plan clearly define the special qualities to be respected if development is considered in the AONB. Sadly recent developments within the Parish have not respected these requirements and this plan sets out to reinforce these obligations and those set out in the AONB Planning Guidance.

### **Policy SH Env2 Impact on the South Devon Area of Outstanding Natural Beauty (AONB)**

All future development in the Parish should have due regard of its impact on the AONB, Undeveloped Coast, Heritage Coast, the rural landscape and the guidance on development set by the South Devon AONB Unit. All development proposals within the Parish should successfully demonstrate that they satisfy all of the following criteria:

- a) They maintain the intrinsic character of the landscapes affected;
- b) The proposal's visual and environmental impact on the AONB, Heritage Coast and Undeveloped Coast has been assessed and minimized;
- c) It is demonstrated that they conform to the guidance on development in the AONB Management Plan and AONB Planning Guidance;
- d) They cannot be accommodated reasonably outside the Heritage Coast and Undeveloped Coast designations;
- e) Substantial harm to or loss of irreplaceable habitats such as ancient woodland and within historic boundary features, banks and ditches should be wholly exceptional;
- f) An appreciation should be made of the natural assets and constraints of a development site. This shall be commensurate with the level of development proposed. This requirement does not remove any obligation to prepare a Strategic Environment Assessment on previously undeveloped land and compliance with the environmental aspects of the local validation process for Planning Applications as required by SHDC.<sup>17</sup>
- g) Take opportunities available, where reasonable, for improving public access to and the enjoyment of the coast.

6.3.5 This plan promotes the NPPF definition of Green Infrastructure (GI) as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'

6.3.6 Within the parish and particularly around Galmpton there are a number of large elm trees which are resistant to Dutch Elm disease. Such natural and rare features are considered key components of the local GI.

### **Policy SH Env3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish**

All future developments must demonstrate an awareness and management of wildlife corridors through the parish and connecting to the broader green infrastructure of South Devon. Any development should also be informed by the Wildlife Resource Map and species record produced for the Plan<sup>18</sup>. The purpose of referring to the South Hams Green Infrastructure Framework is to build on the Strategic Aims and Actions of the framework adding and improving the GI resource at a local level.

<sup>17</sup> SHDC Planning Application Local Validation Checklist; <https://www.southhams.gov.uk/article/4046/Full-Planning-Application-Local-Validation-Checklist>

<sup>18</sup> Devon Biodiversity Records Centre

- a) Applicants should consider the opportunities, constraints and checklists outlined in the South Hams Green Infrastructure (GI) Framework.<sup>19</sup>
- b) An appreciation is required on all developments within the parish of how green infrastructure has been incorporated into the proposed development. This shall be commensurate with the level of development proposed.
- c) Protection of locally distinctive natural features in a development such as Devon Banks, stone walls, hedgerows and the protection of existing mature trees beyond those protected within a Tree Preservation Order should be included as part of the above statement.
- d) Where the opportunity arises any alien and foreign species of trees considered invasive or harmful should be replaced with indigenous species.
- e) Future development should promote where reasonable opportunities for improving access to heritage assets through new walking routes.

6.3.7 The designation of Local Green Spaces (LGS) is an opportunity for local people to decide which spaces should be protected. By designating land as LGS local communities will be able to rule out new development other than in very special circumstances.

#### **Policy SH Env4 Local Green Spaces**

A number of green open spaces within the Parish are designated as LGS. These sites illustrated in figures 16 A to C have been identified by the community as of special value to South Huish Parish and hold a particular significance to the place namely;

- Their beauty and tranquillity;
- Historic significance;
- Passive and active recreational value;
- High environmental quality;
- The richness of habitats and wildlife;
- To maintain the open character of the parish;
- The historic landscape setting of settlement is retained;

The justification for each site listed below against the criteria set in NPPF clause 100 is included within the evidence base as Appendix A3

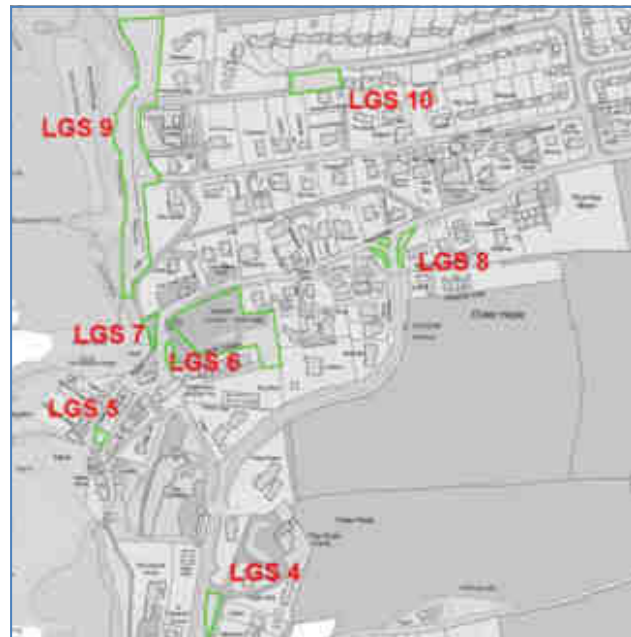
- LGS1 Not used;
- LGS2 New Road and Channel View junction;
- LGS3 Not used;
- LGS4 New Road by Arabia and Mewstone;
- LGS5 Between Shippen Lane and Harbour Lane at South West end;
- LGS6 Outer Hope carpark and Fisherman's carpark;
- LGS7 Cannon and Anchor;
- LGS8 New Road and bypass green triangle;
- LGS9 The Downs;
- LGS10 Weymouth Park;
- LGS11 The Green Galmpton;
- LGS12 by Higher Orchard Galmpton.
- LGS 13 Coastguard Station Gardens Inner Hope

<sup>19</sup> South Hams Green Infrastructure Framework 2015

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### Figure 16A Local Green Space Inner Hope Cove



### Figure 16B Local Green Space Outer Hope



### Figure 16C Local Green Space Galimpton





LGS 5 Between Shippen Lane and Harbour Lane,  
Outer Hope (South West end only)



LGS 8 New Road and bypass green triangle, Outer Hope



LGS 13 Coastguard Station Gardens,  
Inner Hope

6.3.8 The community have identified a number of locally important views across the parish from public spaces and routes that take in important buildings, settlements or locally distinctive land or water based landscape features, these help define the character of the area. This plan sets out to protect these views.

### Policy SH Env5 Locally Important Views

There are a number of views across South Huish Parish from public land and routes that are considered locally important. These are illustrated in figures 17A and 17B.

The description of each view and points to be considered are included below and within the evidence base as Appendix A4.

The quality of the views to the coast or the countryside should be safeguarded in any future development within the Parish. The views help define the character of the Parish and the AONB as outlined in AONB Management Policy Lan/P6. Development within the foreground or middle ground of these views should not harm and should, where possible, contribute positively to the existing composition of natural and built elements. Development should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view.

The views comprise panoramas within the acute angle of two arrows defining the extent of the view. The views cover distant ones of the settlement or are more localised within the settlement, each is considered locally important by the community.



Figure 17A  
Locally  
Important  
Views ;  
Hope Cove

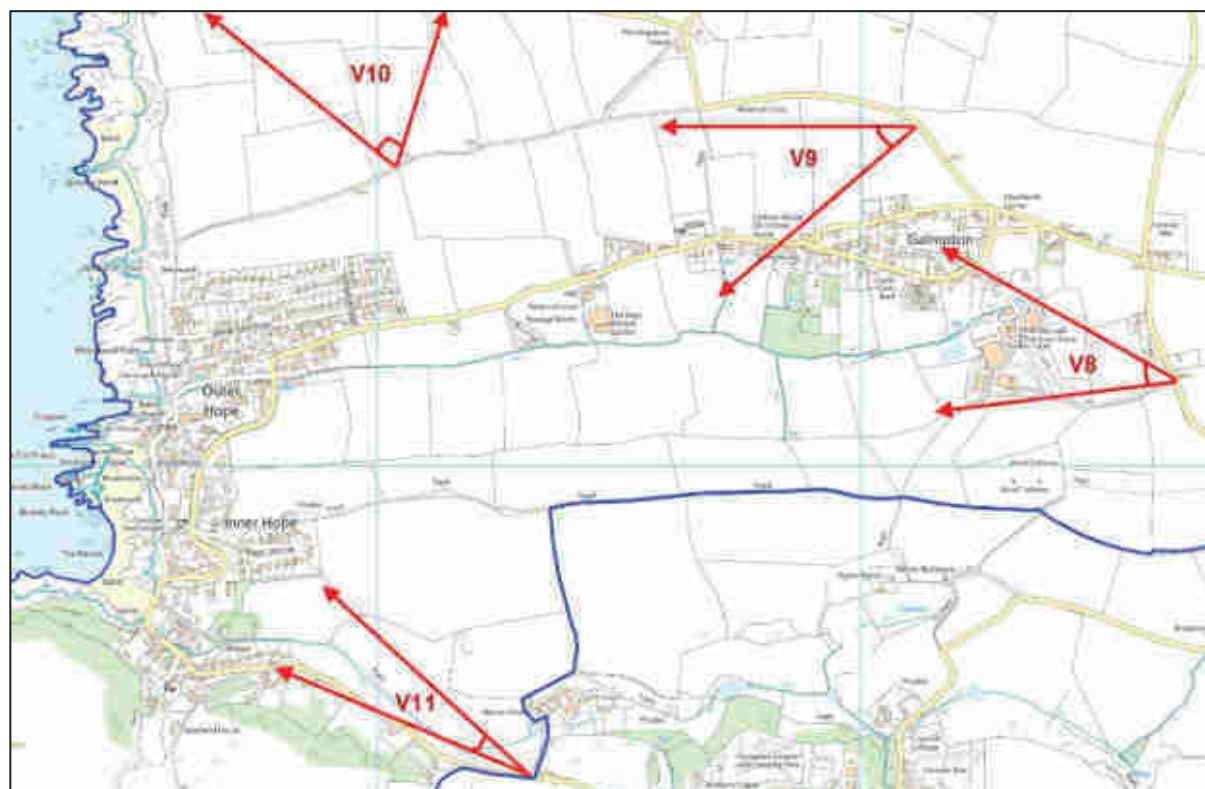


Figure 17B Locally Important Views around the parish



#### Locally Important Views

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6.3.9 This plan supports JLP policy DEV35 (Renewable and low carbon energy). Through the consultation process the community have expressed interest in supporting more renewable energy generation in the parish. Not all technologies are appropriate for this sensitive landscape; there is potential for biomass, hydro-electric and small scale roof mounted solar. Solar farms or wind turbines are not considered suitable for the parish.

**Policy SH Env 6, Encouraging renewable energy and low carbon development**

The development of small scale renewable energy generation where supported by the community will be encouraged, this includes:

- Biomass; coppicing local woodland and hedgerows;
- Hydro; power generation from local watercourses;
- Small scale solar power when roof mounted on domestic, employment and agricultural buildings;
- Ground source and air source heat pumps.

Wind turbines and large-scale ground mounted solar power are not considered appropriate methods of generation within the parish.

For the purposes of this policy small scale is defined as less than 50Kwp. All development of small scale renewable energy generation within the parish must demonstrate that it will not affect the integrity of the Statutory and Non Statutory wildlife sites<sup>20</sup> within the parish and will have no detrimental impacts on South Devon AONB, and the SSSI's within or surrounding the parish. All proposals must be supported by protected species surveys and the identification of any necessary mitigation measures.

6.3.10 Parts of South Huish are classified by the Environment Agency as at high risk from surface water flooding. Flooding periodically occurs in the valley running down between Galmpton and Hope Cove. A report of the historic flooding incidents is included as Appendix B12. SHDC commissioned a report by hydrology consultants in 2013 assessing the flood risk and actions to be taken. However, to date no remedial work has been carried out. Localised flooding is a regular hazard at various locations within the Parish particularly between Galmpton and Outer Hope and where the existing leat has been culverted. This could be overcome by a programme of remedial works and periodic regular maintenance.

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<sup>20</sup> Wildlife site resource map and species information for Neighbourhood Planning-South Huish by the Devon Biodiversity Records Centre February 2019 included in the evidence base.

**Policy SH Env 7, Reduction of existing flood risk**

A mix of permanent improvements and regular maintenance is supported to eliminate regular flooding in the vicinity of the following sites:

- Meadow View Terrace
- New Road
- Lower Hope bypass
- Vicinity of Lodge House and St. John's Lodge

The locations of the flood risk where improvements are required is illustrated in Figure 18

The plan supports any improvements and maintenance by Devon County Council of the areas that are noted to flood.

6.3.11 There have been recent improvements in the parish sewage system (foul and surface water) however concerns expressed by the Parish Council and Harbour Commissioners over sewer capacity remain on any new development. The beach water quality at Hope Cove is currently classed as 'Excellent' however the harbour commissioners have concerns over some of the historic sewer outfalls discharging under the beach, some rarely used which could compromise water quality.

**Policy SH Env 8, Drainage Impact**

All development within the Parish that requires planning permission should be aware of the impact of the proposals on the existing foul and surface water system in the Parish and describe what mitigation measures are proposed within the development site. The measures shall be commensurate with the level of development proposed.

Any proposals in the proximity of the Environment Agency flood risk area illustrated in figure 18 should take account of the Outer Hope Feasibility Study (assessing flood risk and mitigation) prepared on behalf of SHDC by Atkins in August 2013 included as Appendix B18 and are expected to demonstrate no adverse impact on local streams, leat, flood channels and neighbouring properties.

This requirement does not remove any obligation to prepare a Drainage Assessment through the local validation process for Planning Applications as required by SHDC.<sup>21</sup>

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<sup>21</sup> SHDC Planning Application Local Validation Checklist;  
<https://www.southhams.gov.uk/article/4224/Drainage-Guidance>



Figure 18 Flood Risk areas and detail. Source; the Environment Agency

6.3.11 New development that increases the level of artificial light is a factor that threatens the survival of protected and threatened local wildlife. South Devon AONB Management Plan Policy Lan P4(Tranquility) and LanP5 (Skylines and visual intrusion) seek to reduce the impact of external lighting and night time scenic intrusion. High levels of external glazing must consider the impact on the environment when internally lit. When security and other outside lighting is used on private and public premises, including floodlighting, encouragement will be given to ensure that it is neighbourly in its use. All external lighting should be deflected downwards rather than outwards or upwards and should when possible be switched off after midnight; any movement-sensors should be regulated to reduce illumination periods to a minimum.

**Policy SH Env 9, Dark Skies and the avoidance of light pollution**

Development should not detract from the unlit environment of the Parish.

The use of a high proportion of glass in walls and roofs without consideration of the impact on the environment when internally lit will be discouraged.

Security lighting, outside lighting and floodlighting should be designed to minimise their impact on the night sky and lighting deflected downwards and switched off after midnight.



## 6.4 Theme 3 Housing and homes

**6.4.1 Purpose;** to support the delivery of truly affordable, low cost housing in the parish. The introduction of a principal residence requirement for all new homes. The promotion of further homes for the elderly. New housing development is contained within the settlement boundaries and exception sites.

6.4.2 This plan supports and expands on the housing policies of the JLP;

SO9; Maintaining the viability of the many sustainable villages in the rural area;

SO10; Maintaining a beautiful and thriving countryside;

SO11; Delivering high quality development;

TTV25; Development in sustainable villages;

TTV26; Development in the countryside;

TTV27; Meeting local housing need in rural areas;

TTV29; Residential extensions and replacement dwellings in the countryside;

DEV8; Meeting local housing need in the Thriving Towns and Villages Policy Area;

DEV9; Meeting local housing need in the Plan Area;

DEV10; Delivering high quality housing;

6.4.3 The housing needs survey 2017 (Appendix B5) reports that the number of second homes in the parish is considered to be the highest within the district. Council tax records show that out of the 428 properties registered for council tax purposes, 173 are classed as second homes or unfurnished. This gives a percentage of 40% of the properties within the area which are classed as unfurnished or second homes. Although significant this percentage does not reflect the full picture; a number of the remaining homes used as second homes are registered as businesses and excluded from the council tax records. A survey of each individual property in the parish undertaken by the Neighbourhood Plan Group ( Appendix B13) indicates the following:

Area	Principal Residence		Second/ Holiday Homes	
		%		%
Hope Cove	85	25%	258	75%
Galmpton	81	64%	45	36%
South Huish	9	31%	20	69%
Thurlestone Sands	2	5%	39	95%
<b>Total Parish</b>	<b>177</b>	<b>33%</b>	<b>362</b>	<b>67%</b>

6.4.4 There are 14 affordable homes for rent within the parish; 1 in Hope Cove and 13 in Galmpton. The housing needs survey notes that there is only one affordable housing property in Hope Cove. A total of 4 homes have been lost throughout time under the right to buy, 3 in Hope Cove and 1 in Galmpton. There is no alternative provision for other types of affordable housing in the parish, for

example, shared ownership or intermediate home ownership, such as, discount market sale. This lack of provision means there is no choice in affordable property and provides little opportunity for first time buyers on the lower income threshold.

6.4.5 The community survey indicates limited support for new housing growth focussing on more affordable housing in small developments within the village boundaries and no need was expressed by most for more market housing. There was also strong support for legal agreements to give local people priority on affordable housing.

6.4.6 The Housing Needs survey of 2017 recommended the provision of 8 new homes in the following five years, these are primarily starter homes for young people comprising:

- **Affordable rented;** 2no. 1 bedroom general needs and 3no. 2 bedroom general needs
- **Discount market/shared ownership;** 2 no.x2 or 3 bedroom properties

It is recommended that the Devon Home Choice figures are periodically revisited for any particular site. In addition it was recommended that the parish look at developing a local lettings policy and that any new properties that are developed as part of the Neighbourhood Plan should be bound by a legal agreement to ensure that local people are prioritised for any affordable housing. The plan expects the housing need to be met through infill sites within the settlement boundaries and exception sites outside the settlement boundaries.

6.4.7 SHDC supports in principle the inclusion of a Principal Residence Requirement within Neighbourhood Plans where such a requirement is justified. In response to the question from the JLP Examination Inspectors whether 'a restriction on the use of new dwellings as holiday homes was justified in the South Hams?' 'JLP Council's response was as follows: <sup>22</sup>

*8.94 The number of homes not used as primary residence is particularly high in the South Hams part of the TTV. Both South Hams and West Devon received a substantial sum of money to deliver more affordable homes through the Community Housing Fund in recognition of this. Evidence also exists of in HO3, HO9, TP3, SHMA and CTB1 (council tax reports) and the Strategic Housing Market Assessment Part 1: The Housing Market Area and Updating the Objectively Assessed Need (HO13).*

*8.95 At this time it is considered that the appropriate mechanism to bring such a policy forward is a Neighbourhood Plan. It is through NO (sic) that the above District / Borough wide evidence can be reviewed, analysed and supplemented with a view to informing the need, justification and effectiveness of a restrictive policy.*

*8.96 To this end the Council (South Hams) resolution of 15 December 2016 stated that 'this Council notes the ruling of the High Court (Case No: CO/2241/2016) in support of a housing policy known as 'H2. Full Time Principal Residence Requirement' as set out in St Ives Area Neighbourhood Development Plan and which provides that: 'New second homes and holiday lets will not be permitted at any time ...' and 'supports Town and Parish Councils within the South Hams District to adopt similar policies in their own Neighbourhood Development Plan'*

<sup>22</sup> <sup>22</sup>PSWDJLP Examination Hearing Statement Matter 8 Question 8.5(vi)

<https://www.plymouth.gov.uk/sites/default/files/JLPCouncilsResponseMatter8PolicyAreaStrategiesThrivingToVillages.pdf>

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6.4.8. An ongoing study by the University of Exeter<sup>23</sup> started in 2011 of second homes owners and permanent residents in North Devon is highlighting the growing number of second homes and the need to address this at a planning, or neighbourhood planning level.

### Key facts emerging from the University of Exeter Study;

- The issue of second homes is becoming increasingly controversial in many countries – not least the UK, where the problem is widespread.
- Research is investigating the impacts and attitudes surrounding the phenomenon in North Devon, where second home ownership is notably popular.
- The initial findings highlight the complexity of the problem, with most survey respondents believing second homes make positive and negative contributions to the community.
- Planning departments need to understand how best to build on the positives and mitigate against the negatives if they are to design effective policies.
- The study will inform North Devon Council's future planning strategy and could help influence authorities facing similar difficulties across the UK.

**6.4.9 Housing for Older People;** This plan supports additional provision of homes for elderly people within the parish. A study of the census data 2011 indicates that South Huish Parish has an ageing population. 38% of the permanent residential population is over 65 and this figure is increasing. The Plan must consider the housing needs of this demographic in the design and delivery of future homes. This plan supports the provision of more adaptable homes to enable the ageing population to remain independent. The parish also need to consider how they work more closely with partners and volunteers in the social care and health services. A review of the Housing Needs Survey indicates that in the next 10 years there will be greater demand for homes for the elderly and sheltered housing with the opportunity of existing residents to downsize while remaining in their community.

### Policy SH H1 Affordable Housing

This plan supports proposals for affordable housing development within the settlement boundaries or as exception sites. Such developments could include proposals for Community Led Housing and should meet the requirements of other policies of this plan. The NPPF (2019) definition of affordable housing is included in Appendix B19. All development should meet the following requirements:

- a) The number of affordable homes to be delivered is in line with the need as defined by Devon Homes Choice or the local affordable housing register in place at the time and, where a need has been identified, includes, custom and self-build plots where feasible;
- b) The range and size of dwellings is in line with the need as defined by Devon Homes choice;
- c) Housing for young families in the form of starter homes and the increasing number of elderly in the Parish is provided in the form of sheltered, extra care or assisted living housing where required and evidenced;
- d) Homes shall be occupied by people with a local connection;
- e) Affordable housing for sale shall be subject to a legal covenant to ensure the homes remain affordable and that the discount is maintained in perpetuity;

<sup>23</sup> A place in the Country The Cost of Second Homes

[https://www.exeter.ac.uk/media/universityofexeter/centreforsportleisureandtourism/pdf/londonshowcase/Jenny\\_Barnett.pdf](https://www.exeter.ac.uk/media/universityofexeter/centreforsportleisureandtourism/pdf/londonshowcase/Jenny_Barnett.pdf)

- f) Where affordable housing is delivered through the subsidy from market housing in line with SHDC Joint Local Development Plan Policy DEV 8, such market housing is subject to a principal residence condition as set out in Policy SH H2;
- g) The controls associated with development in the AONB as set out in Policy SH Env2 and the latest South Devon AONB Management Plan and Planning Guidance are strictly followed.
- h) The inclusion of high speed digital technology such as broadband and good mobile phone coverage is supported to attract school, working age families and home working.

6.4.10 This plan supports the provision of a full time principal residence policy applied on all new build housing. Second home ownership makes a valuable contribution to the local economy and social fabric of the South Huish Parish. However the sustainability of the Parish is being compromised through the amount of properties that are not occupied on a permanent basis. This policy will support the housing needs of local people and bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here and strengthen the community and local economy.

#### **Policy SH H2 Principal Residence**

- a) New open market housing, excluding replacement dwellings, will only be supported where there is a planning obligation to ensure its occupancy as a Principal Residence. This policy is as a result of impact upon the local housing market of second or holiday homes. This occupancy restriction will therefore require the imposition of a planning condition or legal agreement. New unrestricted market homes will not be supported at any time.
- b) Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.
- c) Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if and when SHDC requests this information. Proof of Principal Residence includes but is not limited to residents being registered on the local electoral register and being registered for and attending local services including healthcare, and schools.
- d) This policy applies to all new build development both allocated and windfall sites where open market housing is proposed within the Neighbourhood Plan Area. A replacement dwelling is defined as a single new build dwelling replacing an existing dwelling.
- e) A replacement dwelling is defined as a single new build dwelling replacing an existing dwelling, of equivalent size and design as the original dwelling.

6.4.11 To coordinate with the NPPF and the JLP this plan supports the consideration of Exception sites to deliver the aim of truly affordable housing within the Parish.

6.4.12 Community led housing initiatives will be supported on Exception sites. All new affordable housing will be subject to eligibility criteria requiring a local connection. New affordable housing shall be suppressed in value against open market values in perpetuity to ensure that dwellings continue to meet the affordable housing needs of local people.

**Policy SH H3 Exception Sites outside the settlement boundary**

This plan supports the use of Exception Sites to deliver affordable housing; this is in line with National Policy and JLP policy TTV 27. A site will only be permitted if:

- a) It meets a proven need for affordable housing for local people;
- b) Management of the scheme will ensure that the dwellings continue to meet such proven needs for initial and subsequent occupiers;
- c) Where the impact on the visual and landscape amenity of the area and the AONB is not adverse and the design is in compliance with SH Env2 and the latest version of the South Devon AONB Management Plan and AONB Planning Guidance;
- d) Where the identified site is adjoining or very near the settlement boundary;
- e) At South Hams District Council's discretion, a small number of market homes not exceeding 40% of the homes or land take may be permitted where necessary to be financially viable.
- f) The proposal meets the requirement of all other relevant policies of the Plan and the Joint Local Plan.

## 6.5 Theme 4 Transport Roads and Movement

**6.5.1 Purpose;** this plan proposes imaginative improvements to parking, transport infrastructure, connectivity and accessibility within the Parish and to Kingsbridge and Salcombe. This plan supports more sustainable modes of transport, however it is accepted that use of the private car will remain the first choice of transport to many however; public transport, cycling and walking are promoted as alternative transport modes.

6.5.2 Local Plan policies; this plan supports and expands on the transport policy of the JLP;

Dev29; Specific provisions relating to transport.

Dev32; Delivering low carbon development.

6.5.3 The adequacy of sufficient parking spaces on existing and new dwellings is a major concern. On-street car parking by visitors, residents and staff employed locally is already a problem in Hope Cove and although there is a private permanent pay and display car park in Outer Hope it is only at capacity for peak periods in the summer, ad hoc and inconsiderate parking throughout Hope Cove leads to bottlenecks, congestion and disputes. Insufficient boat parking is also a concern. The transport and traffic aspiration is to improve the transport infrastructure for residents and visitors particularly pedestrians and cyclists.

6.5.4 It is an aspiration of the Plan that a sustainable solution be found early in the Plan period to manage and control traffic through the villages. The Parish Council will work with South Hams District Council, Devon County Council Highways team and Highways England to achieve this. The scope of the Traffic Management Plan should cover;

- The identification and safeguarding of emergency vehicle access routes through Hope Cove including the Devon Air Ambulance and movement of the lifeboat through Inner and Outer Hope.
- A re-assessment of existing parking arrangements for both permanent and temporary seasonal car parking, this should include consideration of local parking permits and a review of the period and design of seasonal parking. The visual and environmental screening from residential properties from car parks should be a major consideration;
- Consideration of a park and ride site serving Hope Cove located in the countryside on the edge of the parish;
- Subject to demand additional bus services and their frequency to best serve the parish during the summer and winter and the means to fund these services;
- The feasibility of pedestrianisation and service access only restrictions for the centre of Outer Hope during the summer period.

### **Policy SH T1: Traffic calming in South Huish**

Sustainable solutions to calm traffic through the villages of the Parish are supported. Measures supported include;

- a) Reduction of road speeds through Galmpton and Hope Cove particularly at the Hope Cove Bypass and New Road;
- b) Consideration of road safety measures between the villages;
- c) Introduction of gateway features at the entrances to the village and changes in road surface treatment through the villages in order to calm and slow down traffic;

- d) Introduction of safer pedestrian routes away from the highway including signing and safe surface treatments.

6.5.5 Any development proposal which result in a loss of car parking, trailer and boat parking, on or off street, within the villages must be compensated by providing an alternative which serves the site.

#### **Policy SH T2: Car Parking**

a) Unless designed as part of an overall parking strategy within a development proposals which generate an increase in on-street car, trailer and boat parking will be resisted.

b) No development will be supported within the Parish that causes the loss in the number of public car parking spaces. Should the spaces be relocated, there should be no reduction in their convenience and proximity to the village centre.

c) New residential development including sheltered housing should ensure there is no increase in on-street car or boat parking and meets the following parking standards on site;

1 bedroom                      1 space plus 1 space per 3 dwellings for visitors;

2 bedrooms                    2 spaces;

3 or more bedrooms      3 spaces.

d) Proposals which seek to include parking provision below these standards will require robust justification which takes into account the sites accessibility, proximity to and availability of public transport with regards to the use, type and mix of development proposed.

e) New car parking proposals which adversely affect the setting of a development and surrounding landscape features will be discouraged;

f) Provision of car spaces and charging points for electric vehicles and other ultra-low emission vehicles will be supported.

6.5.6 This plan proposes improvements in connectivity within and beyond the parish through an improved network of walking and cycling routes. On current footpaths this plan recommends better connections to existing and future development and improvements such as better drainage and surfacing.

#### **Policy SH T3: Footpaths and cycleways**

All new development in the Plan area should link to a safe path network that connects the Parish, surrounding settlements, and the SW Coast Path where feasible. Where appropriate, opportunities to improve and extend the existing network will be sought as part of any development proposals. New and existing footpaths should:

a) where appropriate and excluding the SW Coast Path promote their use as cycleways;

b) introduce and help establish new routes including circular routes connecting Malborough, Galmpton, Hope Cove, South Milton, Hope Barton and Bolberry and an improved route for cyclists to Kingsbridge and Salcombe;



- c) have durable surfacing and effective drainage;
- d) be easy to navigate with discreet rural signage;
- e) be accessible to those with special needs where feasible;
- f)) include improved footbridges and stiles where required.

No new footpath should have a detrimental impact on wildlife habitats as outlined in the Wildlife Resource Map (Appendix B10) and any future revision included in the Evidence Base.

The existing footpath network is shown in Figure 19.

Proposals for new footpaths ,changes to existing public rights of way, new surfaces and structures must follow due legal process and obtain consent of the land owners and the Highways Authority.



Figure19 Public Rights of Way and footpath network shown in pink, parish boundary in blue.

## 6.6 Theme 5 Health and Wellbeing

**6.6.1 Purpose;** the promotion of new and improved built and open air community facilities which should include but not limited to a new play area for Hope Cove, improved beach facilities including a beach shower within the toilet building at Outer Hope and improved local shops and services.

6.6.2 In the context of this Plan wellbeing refers to the diverse and interconnected qualities of physical, mental, and social well-being that extend beyond the traditional definitions of health.

*‘Provision of local amenities can improve mobility and social engagement among older adults (Laevsseur, 2015). Mixed land use developments that prioritise access to schools, recreational centres and social amenities can increase physical activity among children, adolescents and older adults’<sup>24</sup>*

Public Health England 2017

6.6.3 Land or water based recreation makes an important contribution to quality of life in the Parish for all ages. At present the Parish benefits from a number of indoor and outdoor amenity spaces and facilities that bring people together for sporting, recreational, social and leisure and spiritual wellbeing. The assets that are accessible to the community comprise:

- The Parish Hall Galmpton;
- The Fisherman’s Reading Room;
- Places of Worship;
- South West Coast Path and recreational walks and rights of way throughout South Huish Parish and into the AONB;
- Local parks and play spaces;
- Beaches.

6.6.4 To service the local residential community, it is essential that these facilities are preserved and maintained as a minimum of provision and additional facilities are brought forward in parallel with future growth and changes in the population profile. Additional facilities should seek to enhance and coordinate with the existing ones. Many of the external spaces used for passive recreation are identified within the Local Green Space Policy SH ENV4.

6.6.5 The housing policies of this plan support additional provision of homes for elderly people and young families within the parish. Additional community facilities should be planned to serve these groups including supporting social care and health services.

6.6.6 This plan supports and expands on the policies of the JLP;

Dev 1; Protecting health and amenity;

Dev 2; Air, water, soil, noise and land;

Dev 3; Sports and recreation;

Dev 4; Playing pitches;

Dev 5; Community food growing and allotments.

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<sup>24</sup> Public Health England Spatial Planning for Health, An evidence resource for planning and designing healthier places 2017.

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**Policy SH HW 1, Community Facilities**

- a) Development that results in the loss of community facilities and public spaces as outlined above in paragraph 6.6.3 or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed.
- b) New residential development will where practicable be expected to deliver new community facilities including Open Space, Sports and Recreation (OSSR) facilities on site. On smaller sites or where this is not practicable a planning obligation will be sought to mitigate the impact of new residents through new and improved provision in an appropriate location. For OSSR facilities this should be in accordance with the priorities and projects identified in the South Huish Parish OSSR Plan. Facilities identified include; new children's play area in Hope Cove and beach showers within the toilet building in Outer Hope.
- c) Proposals that involve the use of land in the countryside to facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be supported where they would not have an adverse effect on the AONB, countryside, historic environment, and other land uses in the vicinity. Any proposals that improve access to existing public rights of way will be supported.
- d) Proposals that promote the public awareness and enjoyment of the historic and natural environment such as heritage and nature trails will be supported. Any future development should include the appropriate enhancement of adjacent heritage and nature trails.
- e) Ancillary facilities must, where practicable, be accommodated in existing buildings that are of a general design in keeping with their surroundings.

6.6.7 Proposals that enhance the viability, community value of the Outer Hope Cove Shop and Post Office and other retail outlets such as galleries and kiosks will be supported. Proposals that result in either their loss or in significant harm to them will be resisted.

**Policy SH HW2 Local Shops and Services**

The loss of any existing shops and services will not be supported and any increase in provision supported. In the event that the loss of a shop is proposed on the basis that it is no longer being viable, the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable rent for a minimum period of two years.

## 6.7 Theme 6, Historic built environment and heritage

**6.7.1 Purpose;** The protection of nationally recognised and locally important, non-designated heritage assets both of which help shape the parish and its settlements. Establishing a set of locally specific design standards applicable to future development inside and outside of the Inner Hope conservation area. The promotion of high quality design throughout the parish.

6.7.2 This plan supports and expands on the policies of the JLP including;

Dev 20: Place shaping the quality of the Built Environment;

Dev 21: Conserving the Historic Environment;

Dev 22: Development affecting the Historic Environment;

Dev 32: Delivering low carbon development.

6.7.3 The character of the Parish and in particular Hope Cove and Galmpton has been damaged by development that has not reflected the traditional settlement pattern or respected the historic buildings which surround them. The cumulative impact of many small scale changes is being strongly felt across the Parish. Any development affecting the existing heritage assets whether already listed or included in the schedule of non-designated assets of this plan should respect the asset in terms of design, scale and density.

### Policy SH HBE 1 Non-Designated Heritage Assets

The historic environment should be conserved and enhanced. Proposals that directly or indirectly affect the significance of the following non-designated heritage assets located within the parish should be judged according to the scale of any harm or loss and the significance of the asset to the parish;

1. Not used
2. Fisherman's Reading Room Inner Hope
3. Methodist Chapel Inner Hope (1862)
4. St Clements Church Hope Cove
5. Harbour Wall Outer Hope
6. Pilchard Cellar Outer Hope
7. The Kiln Outer Hope
8. The Sea Captain's Houses (Ashleigh, and Tarqua,) Outer Hope
9. Terrace Outer Hope comprising Shippen Cottage, Harbour Cottage, Anchor Cottage and Camac Cottage, Osborn House, Yabsley Cottages, and Moorings.
10. The Cannon and Anchor, Outer Hope
11. The Pill Box, Boat Sands, Outer Hope

The location of the above non-designated heritage assets and extent of the site covered by the designation are shown on Figure 20A and B and details of the selection criteria used are set out in Appendix A5 .



## Local heritage assets





### Figure 20A Local Heritage Assets Inner Hope



### Figure 20B Local Heritage Assets Outer Hope

6.7.4 The characteristics of a conservation area are normally defined by the Local Planning Authority within a Conservation Area Appraisal. It is unfortunate that to date an appraisal has not been produced for the Inner Hope Conservation Area, in the absence of this the area is characterised by:

- A place of distinctive character 'one of the scenic gems of the South Hams'<sup>25</sup>
- A 13<sup>th</sup>C cluster of fishermen's cottages which remain predominantly intact;
- The thatched cottages centred around the village square exhibit a traditional vernacular architectural quality;
- The historic streets are well defined by the well-structured and historic building layout;
- Connections to its fishing and seafaring origins through the presence of the Fishermen's Reading Room, the Lifeboat House and Coastguard's cottages.
- The landscape setting of the village within the AONB and its links via established footpaths to the surrounding countryside and sensitive coastal landscape;
- The existing buildings frame views and glimpses of the surrounding countryside and coastline;
- The character is compromised by the predominance of the private car.

6.7.5 Much of Inner Hope is a Conservation Area (see figure 7). The setting of the Conservation Area as well as the individual buildings within it should be respected. In addition to the village square the area of open land south of Spray cottage, the Old Duty Room (now the Old Guard) and the Coastguard cottages is important to the village setting and should not be compromised.

**Policy SH HBE 2: Safeguarding Heritage Assets and the Conservation Area**

Within and surrounding the Inner Hope Conservation Area any development should preserve and enhance the Conservation Area and make a positive contribution to the significance of heritage assets and their setting. All project proposals in the Conservation Area and in the vicinity of listed buildings and Non Designated Heritage Assets should conform to the following criteria:

- a) They should contribute positively to the Conservation Area and the character of the existing settlements;
- b) If they have an impact on a heritage asset, they should be accompanied by an assessment of the significance of the asset including a desktop and on-site study.
- c) Use high quality materials that should complement the local and traditional palette of materials used within the Parish.
- d) Design features such as setbacks, stone, or render walls that are of a colour and texture that match existing examples, and roof details that are locally distinctive to the outstanding and positive character areas should be used.
- e) Consideration should be given to detailed surface treatments that are locally distinctive.
- f) Existing wooded areas and mature isolated trees should be retained.
- g) Doors, windows and roofing materials should be replaced with those of a similar appearance to those used in the construction of the exterior of the original building.

<sup>25</sup> South Hams Local Plan 1989 to 2000 K10 (Hope Cove and Galmpton)

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6.7.6 The volume of seasonal visitors and the past pressure for development has had an impact on the parish particularly Inner and Outer Hope. Any new development in the parish should contribute to the overall enhancement, improvement and resilience of the area. This applies to both new buildings and spaces including improved street furniture and surface treatments.

6.7.7 All new development and spaces must apply the Crime Prevention through Environmental Design (CPTED) attributes together with the practices and principles of Secured by Design<sup>26</sup>.

**Policy SH HBE 3: Design Quality within the Parish**

1. Any new development in South Huish Parish must demonstrate high quality design. All project proposals should be innovative and in keeping with the area within which it is located, with a palette of materials that respond to and integrate with the local built surroundings, landscape context and setting. The use of local stone is supported and imported stone from outside the South Hams discouraged. A contemporary design solution will be supported providing it respects the context and setting.
2. Development throughout the parish but outside the Inner Hope Conservation Area will be supported where:
  - a) Building setbacks follow and match adjoining buildings;
  - b) The design respects the scale and character of existing and surrounding buildings; this does not exclude an innovative contemporary design approach;
  - c) High quality materials that complement the local and traditional palette of materials found within South Huish Parish are used;
  - d) The principles of sustainable and low carbon design as defined by Joint Local Plan Policy Dev 32;
  - e) It has regard to the requirements of CPTED and 'Secured by Design' to minimise the likelihood and fear of crime and acts of anti-social and unacceptable behaviour and community conflict in the built environment;
  - f) It reduces the dependence on the private car by supporting and connecting directly to other more sustainable modes such as walking, cycling and public transport.
3. The subdivision of existing plots will only be supported where there is no loss in character or environmental quality of the surroundings, there is suitable highway access on at least one boundary, plot and unit sizes are comparable with adjacent properties, adequate amenity space is provided and the amenity of adjoining properties is not compromised.
4. Proposals should seek to avoid damage to and retain existing trees and hedges in situ. Where retention is not feasible, lost trees and hedges should be replaced with provision elsewhere on site.
5. Development must not exacerbate flooding risks.
6. Existing footpaths or public rights of way must be retained or acceptable diversions agreed.

<sup>26</sup> Secured by Design guidance including the key attributes of CPTED

<https://www.securedbydesign.com/guidance/design-guides>

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## 6.8 Theme 7, Education and training

**6.8.1 Purpose;** To promote the development of local and rural skills to maintain them for future generations, assist the local economy and provide opportunities for young people to stay in the parish.

6.8.2 This plan supports and expands on the policies of the JLP including;

SO11; Delivering High Quality Development

Dev15; Supporting the Rural Economy

Dev19; Provision of local Employment and skills

6.8.3 The loss of traditional and rural skills is a concern to the community. The parish will work with local and national bodies to make sure these valuable traditional skills don't die out. Potential partners include Historic England and Natural England.

6.8.4 The hospitality, farming, rural construction and fishing industries are evolving employment sectors, with a range of exciting career opportunities. All future development within the parish in these sectors should work with further education colleges including but not limited to South Devon College, the Cornwall College group (including Duchy, Bickton and Falmouth Colleges) and Plymouth City College to ensure the greatest opportunities are afforded to local people.

### Policy SH ED 1 Promotion of local skills

Opportunities for the development and promotion of local traditional and rural skills such as fishing, fish processing, farming, rural construction and safeguarding these for future generations will be encouraged.

Development proposals in the hospitality, tourism, fishing, rural construction and agriculture sectors will be supported where they provide training facilities to improve the knowledge and skills of local people.

Development proposals that establish training links with the South West's universities and further/higher education facilities will also be supported.

## 7. A sustainable South Huish and delivery plan

### 7.1 Sustainable Development

7.1.1 One of the fundamental factors underlying this Plan is that it contributes to making the Parish of South Huish more sustainable. This plan respects the Government's approach to sustainable development as set out in the National Planning Policy Framework. A clear definition of sustainable development provided by Locality<sup>27</sup> is;

*'Enabling growth to cater for the needs of current generations but ensuring that growth doesn't mean worse lives for future generations'*

7.1.2 Some of the features of this plan that make the Parish more sustainable are:

- A high level of community engagement;
- Mixed transport options encouraging use of public transport, walking and cycling
- More local employment provision
- More community facilities to promote health and wellbeing;
- Promotion of high quality design
- New housing that responds to local needs and all ages;
- Protection and enhancement of the AONB, wildlife areas and measures to support biodiversity;
- Conserving historic buildings and environments
- Recognising the importance of landscape and open space, protection of ancient hedgerows, and deciduous woodlands )

### 7.2 Delivery

7.2.1 The Neighbourhood Planning Group set up by the South Huish Parish Council to develop, champion and engage the community on the Neighbourhood Plan will in due course either transfer the responsibilities for delivering the Plan back to the Parish Council or a new community-led body should be formed capable of co-ordinating, stimulating and supporting project initiatives identified by the Plan.

7.2.2 Some projects will simply be brought forward by private individuals and independent organisations wishing to invest in site(s) and policies. However, many aspects of the Plan will be driven by public and community investment. Funding bids may have to be prepared and submitted and resources allocated. Some land and/or assets may also need to be transferred into community ownership.

7.2.3 The governance of specific initiatives that are being enacted on behalf of the wider community need to be carefully thought through. For some actions it will be most efficient and practical if the Parish Council, District Council or another public agency takes the lead, steering and management of the tasks becomes key to ensure that proper co-ordination and 'ownership' of the outputs is achieved. For the Plan to be successful the Parish Council will need to take a strategic role as owners of the plan and keeping the 'whole picture' across the Parish in focus. However, there are aspects of the plan that will need to be explored in greater depth with a tighter group of participants that may have particular interests, covering matters like;

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<sup>27</sup> Locality Neighbourhood Plans Road Map Guide page 44

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- Employment;
- Natural Environment;
- Housing;
- Transport;
- Built Environment;
- Health and wellbeing;
- Education and training.

7.2.4 The above groups will be provided with simple reporting and governance/terms of reference in order to ensure proper co-ordination. It is recommended that a member of the Parish Council might chair each group. In order to be effective, these groups will have the liberty to co-opt individuals such as representatives of key external agencies. It is very important that such inclusion within the governance, decision-making or delivery structures of these initiatives does not mean that community representation is relegated to a minority stake.

7.2.5 This Neighbourhood Plan has been developed to plan sustainable growth in South Huish Parish for the period of up to 2034. A formal review process will be undertaken by the Parish Council in consultation with the community and Local Planning Authority every five years. This is to ensure the Plan is still current and remains a positive planning tool to deliver sustainable growth in the parish. In addition the delivery of the theme sub-groups referred to in paragraphs 7.2.3 shall be monitored annually by the Parish Council and a progress report posted on the Council's website.

## 8. What happens next?

8.1 This version of the document is in draft; it has been prepared for the Submission Stage of the Neighbourhood Planning process.

8.2 This version of the plan will be available for review by the community and other key stakeholders. The minimum requirement for consultation run by South Hams District Council includes;

- Publication of the plan that brings it to the attention of people who live, work and run businesses in the Parish;
- Notification of all those who commented at Pre-Submission Regulation 14 stage;
- Opportunities to view and make comments on the plan;
- Arrangements to make comments on the plan, which must be for a minimum period of 6 weeks from the date it was first publicised;
- Consultation with statutory consultation bodies whose interest may be affected by the Plan, these include, South Hams District Council, The South Devon AONB Partnership, Devon County Council, the Environment Agency, Natural England and Historic England.

8.3 SHDC shall also consult all neighbouring parishes, significant landowners and local community organisations, societies and trusts including the National Trust.

8.4 The plan and supporting evidence shall be published on the South Huish Neighbourhood Plan website <http://www.southhuish-pc.org.uk/community/south-huish-parish-council-7962/neighbourhood-plan/> and will be available for viewing at local hotels and cafes.

## List of Acronyms/glossary

**CWS** County Wildlife Sites

**CRT** Cliff Rescue Team

**CPtED** Crime Prevention through Environmental Design

**DCC Devon** County Council

**DUC** Devon's Undeveloped Coast

**EA** the Environment Agency

**GI** Green Infrastructure

**HE** Highways England

**HHC** Hope Harbour Commission

**IMD** Index of Multiple Deprivation

**JLP** the Joint Local Plan for South Hams, Plymouth and West Devon Councils (2014 to 2034)

**LGS** Local Green Space

**MCA** Maritime and Coastguard Agency

**NE** Natural England

**NPG** the (South Huish) Neighbourhood Planning Group

**NPPF** the National Planning Policy Framework

**ONS** Office of National Statistics

**OS** Ordnance Survey

**OSSR** Open Spaces, Sports and Recreation Plan

**PPS** Planning Policy Statement

**RNLI** The Royal National Lifeboat Institution

**SAC** Special Area of Conservation

**SHDC** South Hams District Council

**SSSI** Sites of Special Scientific Interest

**TTV** Thriving Towns and Villages

**NP** Neighbourhood Plan

**MW** Megawatt

**UK** United Kingdom

**SW** South West

## Appendices and Background Evidence Base

Appendix	Description	Weblink
<b>A1</b>	Basic Conditions Statement	<p>All appendices listed here can be found on the Parish website and by clicking the following link;</p> <p><a href="http://www.southhuish-pc.org.uk/community/south-huish-parish-council-7962/neighbourhood-plan">http://www.southhuish-pc.org.uk/community/south-huish-parish-council-7962/neighbourhood-plan</a></p>
<b>A2</b>	Consultation Statement	
<b>A3</b>	Local Green Spaces	
<b>A4</b>	Locally Important Views	
<b>A5</b>	Non-designated Heritage Assets	
<b>B1</b>	Neighbourhood Plan community questionnaire	
<b>B2</b>	Questionnaire textual responses	
<b>B3</b>	Questionnaire responses	
<b>B4</b>	Business survey responses	
<b>B5</b>	Housing Needs Survey report	
<b>B6</b>	Housing Needs Survey questionnaire	
<b>B7</b>	Business Survey questionnaire	
<b>B8</b>	Not used	
<b>B9</b>	Listed Buildings South Huish Parish	
<b>B10</b>	Wildlife Resource Map South Huish	
<b>B11</b>	List of Businesses South Huish	
<b>B12</b>	Flooding Report	
<b>B13</b>	Analysis of South Huish residents	
<b>B14</b>	Census NOMIS data 2011	
<b>B15</b>	Devon Joint Strategic Needs Assessment 2017	
<b>B16</b>	South Huish Parish data 2001,2011 and 2017	
<b>B17</b>	Wildlife appraisal of Inner Hope LGS1 by Gordon Waterhouse	
<b>B18</b>	Outer Hope (flood prevention) Feasibility Study Atkins August 2013 for SHDC	
<b>B19</b>	Definition of Affordable Housing (NPPF 2019)	
<b>B20</b>	Non Designated Heritage Assets, Listed Buildings and Scheduled Monuments-DCC Historic Environment Team	
<b>B21</b>	JLP Thriving Towns and Villages; Settlement Boundary Draft Topic Paper TP2 March 2017	

---

**From:** ELIZABETH BRIMACOMBE <elizabeth.brimacombe@btinternet.com>  
**Sent:** 15 June 2020 13:29  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish NP and your support for LGS10

Please can I pledge my support to keep this as a Local Green Space

Elizabeth Brimacombe  
Little Fancy  
Hope Cove  
TQ7 3HT



---

**From:** David Cook <getdac@btinternet.com>  
**Sent:** 15 June 2020 16:05  
**To:** SW-Neighbourhood Planning  
**Cc:** 'Elaine Cook'  
**Subject:** Neighbourhood Plan Comments - Settlement Boundary  
**Attachments:** Hope Cove NP - Settlement Boundaries.png; Cook-1-BP rev A[8].png; Planning Permission[4][1].png

**Importance:** High

Dear Sirs,

We would like to comment on the South Huish Parish Council Neighbourhood Plan.

Firstly, having read the document we support the Plan and may we thank all those involved for their time and effort in producing it.

Reading through the document we note that the proposed settlement boundary for Hope Cove cuts across our land and excludes part of our garden, drive and boat house area. See attached an extract from the proposed Neighbourhood Plan (see black arrow for location) and compare it to our curtilage that includes the boat house and full extent of our plot as defined in our planning documents which were approved back in 2015. Our house is called Bybrook and is the last property on Bolberry Road as you leave Inner Hope.

May we respectfully ask that the settlement boundary is amended to include the boat house and match our curtilage.

Thank you in anticipation.

Yours faithfully

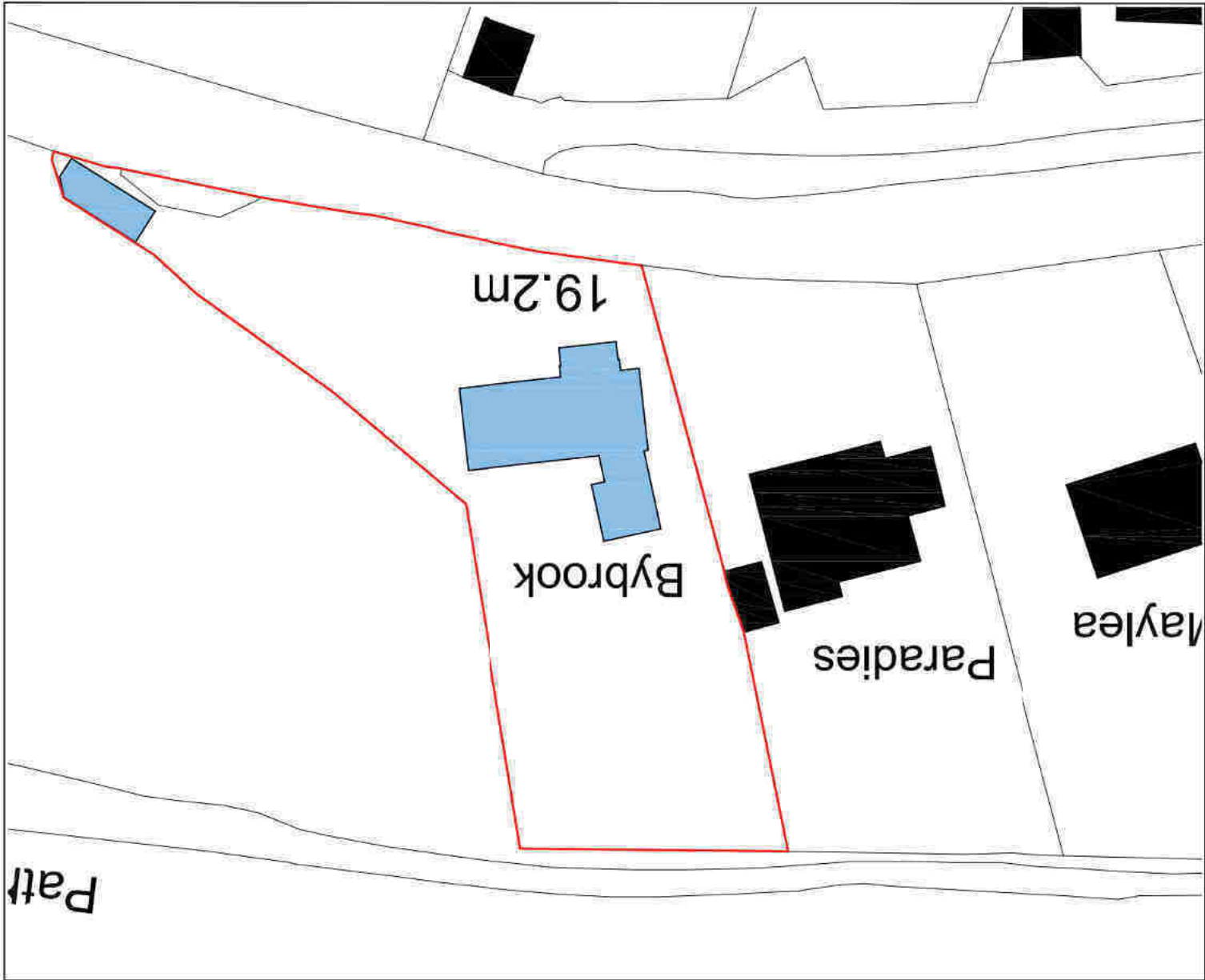
David & Elaine Cook



Roderick James Architects LLP

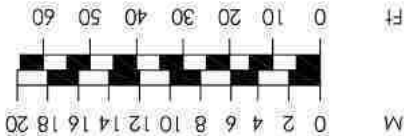
DISCOVERY HOUSE, STEAMER QUAY RD., TOTNES, DEVON, TQ9 5AL  
tel: 01803 868000 fax: 01803 864475 email: totnes@rjarchitects.co.uk

Rev A		24/08/15	date	Orientation of west elevation	amended:	details	chk'd by
PLANNING		drawing status					
project	Replacement Dwelling at	Block Plan					
client	Bybrook, Bolberry Road,	(Proposed)					
	Hope Cove, Devon, TQ7 3HT	drawing number					
scale	1:500 @ A4	Cook/1/BP					
date	June 2014	revision					
Mr & Mrs D Cook		A					



Notes:

1. Do not scale from drawings. All dimensions to be confirmed on site prior to construction.
2. Roderick James Architects LLP to be notified of any discrepancies before construction continues.
3. These drawings are the copyright property of Roderick James Architects LLP.
4. All Roderick James Architects LLP drawings to be read in conjunction with the proposed building notes, oak framing drawings and the structural engineers drawings and specification.
5. All external works shown are indicative. Design and extent is to be provided by others.
6. This document should only be used for the purpose indicated by the drawing status below.



1:500

# Planning Permission Granted

Town and Country Planning Act, 1990  
Town and Country Planning (Development Management Procedure)  
South Hams District Council  
(England) Order, 2015



**Application No.:** 46/2168/15/F

**Date Received:** 11 September 2015

**Proposal:** Demolition of existing dwelling and garage, erection of new green oak framed house and ancillary boat store (amendments to approval 46/1984/14/F)  
**Location:** Bybrook, Bolberry Road, Hope Cove, Kingsbridge, TQ7 3HT

**Applicant:** Mr & Mrs D Cook

**Agent:** Roderick James Architects LLP  
Discovery House  
Steamer Quay Road  
Totnes  
TQ9 5AL

Bybrook  
Bolberry Road  
Hope Cove  
Kingsbridge  
TQ7 3HT

The South Hams District Council hereby **GRANT** permission to carry out the development described above **subject to the following condition(s)**:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall in all respects accord strictly with drawing numbers Cook/1/SLP, Cook/1/BP Rev A, Cook/1/PL/04 Rev A, Cook/1/PL/05 Rev A, Cook/1/PL/06 Rev B, Cook/1/PL/07 Rev A, Cook/1/PL/08 Rev B, Cook/1/PL/09 Rev A & Cook/1/PL/13 Rev A received by the Local Planning Authority on 11/09/2015.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. No development shall commence until a schedule of materials and finishes to be used in the construction of the external surfaces, including roofs, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: To enable the Local Planning Authority to consider the details of the materials.

Dated this 02 December 2015

*Anna Hendererson-Smith*  
Development Management Lead  
for and on behalf of the Council

(Application Ref: 46/2168/15/F)



The settlement boundaries for Hope Cove and Galimpton designated in this Plan and illustrated in figures 14 and 15 shall be used for the purposes of determining all planning applications in the parish. Development proposals beyond these boundaries that would lead to any coalescence between Hope Cove, Galimpton, South Huish and Thurstone Sands will not be permitted.

The settlement boundaries for Hope Cove and Galimpton designated in this Plan and illustrated in figures 14 and 15 shall be used for the purposes of determining all planning applications in the parish. Development proposals beyond these boundaries that would lead to any coalescence between Hope Cove, Galimpton, South Huish and Thurstone Sands will not be permitted.



---

**From:** barbara geraghty <beemgee@hotmail.co.uk>  
**Sent:** 16 June 2020 09:59  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

Dear Sirs,

With reference to the South Huish NP and the small green space at the end of Weymouth Park, Hope Cove, I wish to state my support for keeping local green space LGS10.

Kind regards,

Barbara Geraghty  
44 Weymouth Park

---

**From:** Rob Christmas <robchristmas2@gmail.com>  
**Sent:** 16 June 2020 11:04  
**To:** SW-Neighbourhood Planning  
**Subject:** SOUTH HUIISH NP - SUPPORT FOR LGS10

Dear Sirs,

We own a property (No. 38 Weymouth Park) overlooking this open space and agree that it should remain in the Local Plan as a green open space as it has done since the estate was built in the 60's. It was left as an open space because it was not appropriate for construction at the time and nothing has changed.

This land has been maintained, at a cost, by residents for almost 60 years while the 'owners' have neglected it utterly for all of this time until this ridiculous PIP has been put forward.

A right of way has been established over this plot for more than 10 years and it has been well tended by locals. The path leading on to the SW Coast Path is full of nature and wildlife and is a joy for residents and holidaymakers alike.

It is part of the visual amenity at the end of Weymouth Park.

As it has rightly been identified as a Local Green Space on the Neighbourhood Plan it should not be removed because some mercenary Londoners see an opportunity after ignoring it for 60 years.

Yours sincerely.

Rob & Stephanie Christmas.

---

**From:** Juliet Thompson <juliet\_thompson@btinternet.com>  
**Sent:** 16 June 2020 12:10  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

To whom it may concern  
Ref: South Huish N P. Re LGS 10

We have lived for many years opposite this green site. It has been left as such and neglected by the owners since the last bungalow was built in the 1960s. The site has been maintained ever since by the residents of Weymouth Park at their own expense, so that this lovely open space can be enjoyed by residents and visitors alike. It is also enjoyed by all kinds of wildlife including badgers, weasels and rabbits to name but a few.

We feel that as this is an AONB it would be a tragedy if it were not kept as it is, a green space as it maintains the open character of this road, looking out over the village.

We hope that this will all be taken into account in the planning and that this green space will be preserved for future generations and not be spoilt by unnecessary building.

Signed  
Juliet Thompson, 37 Weymouth Park  
Marion Harvey, 35 Weymouth Park

Sent from my iPad



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**From:** Duncan SYKES <Duncan.Sykes@footanstey.com>  
**Sent:** 17 June 2020 13:38  
**To:** SW-Neighbourhood Planning  
**Subject:** Emerging South Huish Neighbourhood Plan - LGS 10

Dear Sirs

My wife and I are the owners of 36 Weymouth Park which overlooks LGS 10.

We are very supportive of its designation as a local green space for the following reasons:

1. It allows the well used footpath to the Western side to enter Weymouth Park in an open manner so that entry and exit of the footpath is not intimidating and is instead welcoming;
2. It is a key part of the Weymouth Park estate created in the 1960s which has not been altered since that day. It enhances the open and green feel of the Estate which local residents value greatly,
3. It has been maintained by the residents for some time and at their own cost.
4. It provides a sanctuary for wildlife in the area.

Yours faithfully

**Duncan Sykes**  
**Partner**

Foot Anstey LLP, Senate Court, Southernhay Gardens, Exeter, EX1 1NT

Direct Dial: +44 1392 685384  
Mobile: +44 7776 147876  
Switchboard: +44 1392 411221  
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<https://twitter.com/FootAnstey>  
Email: [duncan.sykes@footanstey.com](mailto:duncan.sykes@footanstey.com)  
Web: <https://www.footanstey.com>



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Foot Anstey LLP is a limited liability partnership registered in England and Wales (registered no. OC360255); its registered office address is Salt Quay House, 4 North East Quay, Sutton Harbour, Plymouth, PL4 0BN. Its VAT number is GB 260 1562 34. It is a licensed body (ABS) authorised and regulated by the Solicitors Regulation Authority (SRA authorisation no. 558012). The term 'Partner' refers to a member of Foot Anstey LLP. A list of members is open to inspection at our registered office.

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We remain open and ready to support you with your needs at this challenging time. Our teams are all working remotely effectively and using a variety of tools to regularly keep in touch with colleagues and clients. Our offices are only being accessed for essential activity. You do not need to visit the office to bring in documents or share information, unless explicitly asked by one of our team. This is to ensure your safety in line with government advice. Please follow their advice regarding the possible alternative methods that you can use to share such information with us.

---

**From:** Jan Carter <tides.view@btinternet.com>  
**Sent:** 16 June 2020 12:35  
**To:** SW-Neighbourhood Planning  
**Cc:** South Huish Parish Clerk  
**Subject:** South Huish Neighbourhood Plan

#### Local Green Spaces - LGS10 - Weymouth Park, Outer Hope

I strongly support that the above site be designated and preserved as a LGS. To keep this meets some of the objectives of the NP for LGS e.g. the open character of the parish and a wildlife habitat. If it's not preserved as a LGS and removed from the South Huish NP, it will inevitably lead to attempts to develop the site which will subsequently lead to over-development in this small area.

Jan Carter (Mrs)  
27 Weymouth Park  
Hope Cove  
TQ7 3HD

---

**From:** Sandra Wyatt <sam.wyatt26@gmail.com>  
**Sent:** 17 June 2020 23:43  
**To:** gjhocking@btconnect.com  
**Cc:** SW-Neighbourhood Planning  
**Subject:** South Huish neighbourhood plan comment and objection.  
**Attachments:** 3C33C29C-F629-42E8-8353-70598374C1D4.png

----- Forwarded message -----

From: **Sandra Wyatt** <[sam.wyatt26@gmail.com](mailto:sam.wyatt26@gmail.com)>  
Date: Monday, 15 June 2020  
Subject: South Huish neighbourhood plan comment and objection.  
To: [neighbourhood.planning@swdevon.gov.uk](mailto:neighbourhood.planning@swdevon.gov.uk)

To the Parish Council,

We would like to question and object to the new proposed settlement boundary for Galmpton. The boundary includes a green agricultural field currently and historically used extensively as part of Burton Farm. The land proposed to be included is adjacent to the green by Higher Orchard and to the Northern area of Galmpton, known as Kennel Field. It would be very detrimental to the rural nature of Galmpton village, particularly in the light of several planning decisions which have had a negative impact in an area of outstanding natural beauty. We can see no reason for this to be included in the settlement boundary unless there has been a sub plan devised for it to be used for housing despite having been turned down on appeal under the ANOB criteria as having too much impact on the village. If this pocket of agricultural land falls into the new proposed settlement boundary it will be automatically be granted priority for development.

In the original plan, I believe this field was not included however this appears to have changed - why can Burton Lane not be used to form the settlement boundary as this would be the obvious choice and in keeping with Hope Cove settlement boundary which follows the convolutions of the existing houses rather than taking a seemingly deliberate shortcut which would not be advantageous to the village and thus keeping the field true to its rural purpose.

I quote from the planning appeal decision attached in which an inspector found against the development of Kennel Field at appeal;

The main issues in this appeal state that firstly, the effects of the proposed development on the character and appearance of the area, in particular whether it would conserve or enhance the natural beauty of the Area of Outstanding Natural Beauty and the undeveloped coast, and secondly, whether the appeal site would be an appropriate location for housing. The findings against show the form of the village being distinctly rural with narrow roads. The field in question significantly contributes to the character of the village of Galmpton. There are clear viewpoints of the site from public rights of way. Development in this field, should it be included in the permitted development boundary would impact the village, giving rise to unacceptable harm to the character and appearance of the area and it would fail to conserve and enhance the natural beauty of the ANOB which brings tourism into the area.

The new proposed settlement boundary incorporating Kennel Field would remove the AONB protection for the village of Galmpton and its residents and opposes policy DP2 of the South Hams development plan document which attaches great weight to the conservation and enhancement of the AONB through ensuring that the location and siting of future development conserves and enhances what is special and locally distinctive about the landscape, character and avoiding unsympathetic intrusions.

We therefore feel that the Parish Council has a responsibility to alter the new proposed settlement boundary to exclude Kennel Field and reflect on all the decision criteria adhered to in the refusal at appeal to allow development of Kennel Field.

We would appeal to the Parish Council to change the proposed settlement boundary to exclude Kennel Field. The reason being to take into account the decisions of the South Hams District Planning Inspector when deciding that the land is not suitable for a single dwelling in said field. To fail to do this is effectively excluding Kennel Field from the ANOB status and placing it within the Permitted Development Area which will ultimately result in its development for housing contrary to Planning policy DP2.

We would be concerned if the Parish Council did not heed these decisions before agreeing the South Huish Neighbourhood Plan.

As a long standing family residing in Galmpton we understand the mission to try to provide affordable housing in the area as we have seen the existing housing stock becoming second homes. However we lament the decision that land available for building at Lidstone's Farm was granted permission for expensive housing. We also feel that Galmpton has very few facilities to support any families who may want to, perhaps buy affordable housing in such a remote area with Such poor infrastructure . Most young people would migrate to areas such as Malborough where there are schools, shops, recreation and social opportunities and good transport links.

Peter and Sandra Wyatt

.

**Figure 15 Proposed Settlement Boundary for Galmpton lined in red.**

## Appeal Decision

Site visit made on 18 December 2017

by Gareth W Thomas BSc(Hons) MSc(Dist) PGDip MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government  
Decision date: 29<sup>th</sup> December 2017

**Appeal Ref: APP/K1128/W/17/3183532**  
**Site at SX 693 404, Land known as Kennel Field, Galmpton, Hope Cove, Kingsbridge, Devon TQ7 3EY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr David Rossiter against the decision of South Hams District Council.
- The application Ref 3968/16/FUL, dated 3 December 2016, was refused by notice dated 5 April 2017.
- The development proposed is for the provision of a residential dwelling.

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues in this appeal are firstly, the effects of the proposed development on the character and appearance of the area, in particular whether it would conserve or enhance the natural beauty of the South Devon Area of Outstanding Natural Beauty (AONB) and the Undeveloped Coast and secondly, whether the appeal site would be an appropriate location for housing.

### Reasons

#### Character and appearance

3. The appeal site is located within the AONB and the Undeveloped Coast on the edge of the settlement of Galmpton. It forms part of a larger field that slopes away from the lower of one of two lanes that drop into the village from open countryside to the east. Galmpton itself is largely linear in form with dwellings straddling the two lanes. The form of the village is distinctly rural with narrow roads contained within high banks and hedges with occasional stone walls and roadside buildings. The natural beauty of the AONB in this area is derived from the steep sided valley, with the mature hedge banks providing a sense of enclosure and peaceful seclusion. From the entrance into the site from the lane, the site is elevated above the village with much of the built form nestling into the folds of the steep sided valley below. Whilst there are other dwellings to the side and slightly above, the field the subject of this appeal marks a transition from the built edge of the village and open countryside. A quiet

---

**From:** Sandra Wyatt <sam.wyatt26@gmail.com>  
**Sent:** 17 June 2020 23:45  
**To:** gjhocking@btconnect.com  
**Cc:** SW-Neighbourhood Planning  
**Subject:** South Huish neighbourhood plan comment and objection.

On Wednesday, 17 June 2020, Sandra Wyatt <[sam.wyatt26@gmail.com](mailto:sam.wyatt26@gmail.com)> wrote:

----- Forwarded message -----

**From:** **Sandra Wyatt** <[sam.wyatt26@gmail.com](mailto:sam.wyatt26@gmail.com)>  
**Date:** Monday, 15 June 2020  
**Subject:** South Huish neighbourhood plan comment and objection.  
**To:** [neighbourhood.planning@swdevon.gov.uk](mailto:neighbourhood.planning@swdevon.gov.uk)

To the Parish Council,

We would like to question and object to the new proposed settlement boundary for Galmpton. The boundary includes a green agricultural field currently and historically used extensively as part of Burton Farm. The land proposed to be included is adjacent to the green by Higher Orchard and to the Northern area of Galmpton, known as Kennel Field. It would be very detrimental to the rural nature of Galmpton village, particularly in the light of several planning decisions which have had a negative impact in an area of outstanding natural beauty. We can see no reason for this to be included in the settlement boundary unless there has been a sub plan devised for it to be used for housing despite having been turned down on appeal under the ANOB criteria as having too much impact on the village. If this pocket of agricultural land falls into the new proposed settlement boundary it will be automatically be granted priority for development.

In the original plan, I believe this field was not included however this appears to have changed - why can Burton Lane not be used to form the settlement boundary as this would be the obvious choice and in keeping with Hope Cove settlement boundary which follows the convolutions of the existing houses rather than taking a seemingly deliberate shortcut which would not be advantageous to the village and thus keeping the field true to its rural purpose.

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The new proposed settlement boundary incorporating Kennel Field would remove the AONB protection for the village of Galmpton and its residents and opposes policy DP2 of the South Hams development plan document which attaches great weight to the conservation and enhancement of the AONB through



ensuring that the location and siting of future development conserves and enhances what is special and locally distinctive about the landscape, character and avoiding unsympathetic intrusions.

We therefore feel that the Parish Council has a responsibility to alter the new proposed settlement boundary to exclude Kennel Field and reflect on all the decision criteria adhered to in the refusal at appeal to allow development of Kennel Field.

We would appeal to the Parish Council to change the proposed settlement boundary to exclude Kennel Field. The reason being to take into account the decisions of the South Hams District Planning Inspector when deciding that the land is not suitable for a single dwelling in said field. To fail to do this is effectively excluding Kennel Field from the ANOB status and placing it within the Permitted Development Area which will ultimately result in its development for housing contrary to Planning policy DP2. We would be concerned if the Parish Council did not heed these decisions before agreeing the South Huish Neighbourhood Plan.

As a long standing family residing in Galmpton we understand the mission to try to provide affordable housing in the area as we have seen the existing housing stock becoming second homes. However we lament the decision that land available for building at Lidstone's Farm was granted permission for expensive housing. We also feel that Galmpton has very few facilities to support any families who may want to, perhaps buy affordable housing in such a remote area with Such poor infrastructure . Most young people would migrate to areas such as Malborough where there are schools, shops, recreation and social opportunities and good transport links.

Peter and Sandra Wyatt

.

**Figure 15 Proposed Settlement Boundary for Galmpton lined in red.**



**From:** Peter Wyatt <peter.wyatt1@me.com>  
**Sent:** 18 June 2020 00:04  
**To:** gjhocking@btconnect.com  
**Cc:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

21:18 Wed 17 Jun

Not Secure



To the Parish Council,

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Peter Wyatt



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South Hui...

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Outdoc



The Planning Insp

## Appeal Decision

Site visit made on 18 December 20

**by Gareth W Thomas BSc(Hons**

**an Inspector appointed by the Secretary of**

**Decision date: 29<sup>th</sup> December 2017**

**Appeal Ref: APP/K1128/W/17,  
Site at SX 693 404, Land known  
Kingsbridge, Devon TQ7 3EY**

- The appeal is made under section 1 against a refusal to grant planning
- The appeal is made by Mr David R Council.

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Sent from my iPad

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**From:** Gerald Miles <info@gerrymiles.nl>  
**Sent:** 18 June 2020 07:49  
**To:** SW-Neighbourhood Planning  
**Cc:** Duncan Smith  
**Subject:** Commenting on South Huish Neighbourhood Plan

I am writing to object to a plan to build a dwelling on **Local Green Space 10** in **Weymouth Park, Hope Cove**.

This small green space has been a feature of Weymouth Park since the estate was built in the 1960's. It is a low lying corner with a steep bank at the bottom of the estate bounded by a public footpath linking to the coastal path.

I and several other house owners on Weymouth Park have contributed to the upkeep of this green space which has been mown regularly.

The plot itself is too small for any house or holiday let and in order to provide sufficient space the plan uses it as an extension to an adjoining plot in Grand View Road.

This is pure opportunism to cram in a house with a sea view giving it an inherent value, disregarding the unsuitability of this space as a building plot.

I trust that common sense will prevail!

Yours sincerely,

Gerald Miles

31 Weymouth Park.

---

**From:** Sandra Wyatt <sam.wyatt26@gmail.com>  
**Sent:** 18 June 2020 07:59  
**To:** SW-Neighbourhood Planning; gjhocking@btconnect.com  
**Subject:** South Huish neighbourhood plan comment and objection.  
**Attachments:** 18B8D72D-5F76-4EB5-88D7-8F77A39A1A2C.png; 0E020385-449D-4AB9-ADAA-2F22956864E8.png

Just in case this failed to send in its complete form!!

Thanks for your consideration on this matter and the time spent working tirelessly to achieve a plan for South Huish - there clearly has been much work that has gone in to its preparation.

Best wishes

Sam

----- Forwarded message -----

From: **Sandra Wyatt** <[sam.wyatt26@gmail.com](mailto:sam.wyatt26@gmail.com)>

Date: Monday, 15 June 2020

Subject: South Huish neighbourhood plan comment and objection.

To: [neighbourhood.planning@swdevon.gov.uk](mailto:neighbourhood.planning@swdevon.gov.uk)

To the Parish Council,

We would like to question and object to the new proposed settlement boundary for Galmpton. The boundary includes a green agricultural field currently and historically used extensively as part of Burton Farm. The land proposed to be included is adjacent to the green by Higher Orchard and to the Northern area of Galmpton, known as Kennel Field. It would be very detrimental to the rural nature of Galmpton village, particularly in the light of several planning decisions which have had a negative impact in an area of outstanding natural beauty. We can see no reason for this to be included in the settlement boundary unless there has been a sub plan devised for it to be used for housing despite having been turned down on appeal under the ANOB criteria as having too much impact on the village. If this pocket of agricultural land falls into the new proposed settlement boundary it will be automatically be granted priority for development.

In the original plan, I believe this field was not included however this appears to have changed - why can Burton Lane not be used to form the settlement boundary as this would be the obvious choice and in keeping with Hope Cove settlement boundary which follows the convolutions of the existing houses rather than taking a seemingly deliberate shortcut which would not be advantageous to the village and thus keeping the field true to its rural purpose.

I quote from the planning appeal decision attached in which an inspector found against the development of Kennel Field at appeal;

The main issues in this appeal state that firstly, the effects of the proposed development on the character and appearance of the area, in particular whether it would conserve or enhance the natural beauty of the Area of Outstanding Natural Beauty and the undeveloped coast, and secondly, whether the appeal site would be an appropriate location for housing. The findings against show the form of the village being distinctly rural with narrow roads. The field in question significantly contributes to the character of the village of Galmpton. There are clear viewpoints of the site from public rights of way. Development in this field, should it be included in the permitted development boundary would impact the village, giving rise to unacceptable harm to the character and appearance of the area and it would fail to conserve and enhance the natural beauty of the ANOB which brings tourism into the area.

The new proposed settlement boundary incorporating Kennel Field would remove the AONB protection for the village of Galmpton and its residents and opposes policy DP2 of the South Hams development plan



document which attaches great weight to the conservation and enhancement of the AONB through ensuring that the location and siting of future development conserves and enhances what is special and locally distinctive about the landscape, character and avoiding unsympathetic intrusions.

We therefore feel that the Parish Council has a responsibility to alter the new proposed settlement boundary to exclude Kennel Field and reflect on all the decision criteria adhered to in the refusal at appeal to allow development of Kennel Field.

We would appeal to the Parish Council to change the proposed settlement boundary to exclude Kennel Field. The reason being to take into account the decisions of the South Hams District Planning Inspector when deciding that the land is not suitable for a single dwelling in said field. To fail to do this is effectively excluding Kennel Field from the ANOB status and placing it within the Permitted Development Area which will ultimately result in its development for housing contrary to Planning policy DP2.

We would be concerned if the Parish Council did not heed these decisions before agreeing the South Huish Neighbourhood Plan.

As a long standing family residing in Galmpton we understand the mission to try to provide affordable housing in the area as we have seen the existing housing stock becoming second homes. However we lament the decision that land available for building at Lidstone's Farm was granted permission for expensive housing. We also feel that Galmpton has very few facilities to support any families who may want to perhaps, buy affordable housing in such a remote area with such poor infrastructure . Most young people would migrate to areas such as Malborough where there are schools, shops, recreation and social opportunities and good transport links.

Peter and Sandra Wyatt

.

**Figure 15 Proposed Settlement Boundary for Galmpton lined in red.**



## Appeal Decision

Site visit made on 18 December 2017

by Gareth W Thomas BSc(Hons) MSc(Dist) PGDip MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 29<sup>th</sup> December 2017

**Appeal Ref: APP/K1128/W/17/3183532**  
**Site at SX 693 404, Land known as Kennel Field, Galmpton, Hope Cove, Kingsbridge, Devon TQ7 3EY**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr David Rossiter against the decision of South Hams District Council.
- The application Ref 3968/16/FUL, dated 3 December 2016, was refused by notice dated 5 April 2017.
- The development proposed is for the provision of a residential dwelling.

### Decision

1. The appeal is dismissed.

### Main Issues

2. The main issues in this appeal are firstly, the effects of the proposed development on the character and appearance of the area, in particular whether it would conserve or enhance the natural beauty of the South Devon Area of Outstanding Natural Beauty (AONB) and the Undeveloped Coast and secondly, whether the appeal site would be an appropriate location for housing.

### Reasons

#### Character and appearance

3. The appeal site is located within the AONB and the Undeveloped Coast on the edge of the settlement of Galmpton. It forms part of a larger field that slopes away from the lower of one of two lanes that drop into the village from open countryside to the east. Galmpton itself is largely linear in form with dwellings straddling the two lanes. The form of the village is distinctly rural with narrow roads contained within high banks and hedges with occasional stone walls and roadside buildings. The natural beauty of the AONB in this area is derived from the steep sided valley, with the mature hedge banks providing a sense of enclosure and peaceful seclusion. From the entrance into the site from the lane, the site is elevated above the village with much of the built form nestling into the folds of the steep sided valley below. Whilst there are other dwellings to the side and slightly above, the field the subject of this appeal marks a transition from the built edge of the village and open countryside. A quiet

Figure 14 Proposed Settlement Boundary for Hope Cove lined in red, changes from previously adopted boundary (2011) lined in black



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**From:** Nigel Deyes <maplegin@hotmail.com>  
**Sent:** 18 June 2020 10:16  
**To:** SW-Neighbourhood Planning  
**Cc:** Duncan Smith  
**Subject:** Comment on South Huish Neighbourhood Plan

Further to my recent email, I wish to add the following comments to the Local Green Space 10 in Weymouth Park:

It has always been a green space since the 1960's  
It is unsuitable for building the size and shape make it unsuitable for any development.  
It has been maintained by the community for over 50 years.  
There has never been a representative of the owners in attendance nor has there been any restriction on its use as a local green space since the estate was built.  
It has been the subject of a recent planning application refusal by South Hams District Council.  
There are historic rights of way across the land since Weymouth Park has been built.  
It forms part of a network of land used as a community amenity.  
The community has maintained it at their expense for over 50 years.

Nigel Deyes  
30 Weymouth Park

---

**From:** tom@ariadnebc.co.uk  
**Sent:** 18 June 2020 14:50  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish neighbourhood plan

Dear SW Devon Neighbourhood planning,

We are writing to support the proposed designation of an area as a formal Local Green Space (LGS10) in the South Huish Neighbourhood Plan. We believe that there have been representations to oppose this designation by the owners, based in London, who have not expressed any interest locally, or provided any maintenance or imposed any restrictions on the land since the development of the Weymouth Park estate some 40+ years ago.

As local full time residents we greatly value the open spaces throughout the parish. These spaces provide links to pathways and enhance the accessibility of this Area of Outstanding Natural Beauty.

In addition the area in question (LGS10) has been maintained by the local residents without any contribution or recognition by the owner for over 30 years.

It is also unsuitable for development as the ground is steep and narrow and the land in question has recently been denied planning permission.

There is also an historic right of way via two gates from the adjacent property in Grandview road that has been exercised for more than 20 years without any challenge.

Kind regards

Tom & Pam Windle  
Blue Waters  
Galmpton  
TQ7 3EU



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**From:** Stuart, David <David.Stuart@HistoricEngland.org.uk>  
**Sent:** 18 June 2020 16:54  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan: Regulation 16 consultation

Dear Duncan

Thank you for your Regulation 16 consultation on the Submitted version of the South Huish Neighbourhood Plan.

I can confirm that there are no issues associated with the Plan upon which we wish to comment.

Kind regards

David

David Stuart | Historic Places Adviser South West  
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND  
<https://historicengland.org.uk/southwest>



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**From:** SW-Neighbourhood Planning [mailto:NeighbourhoodPlan@swdevon.gov.uk]  
**Sent:** 08 May 2020 00:00  
**Subject:** FW: South Huish

**THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you**

Dear Consultee,

As a consultee to the South Huish Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the South Huish Neighbourhood Plan proposal.

You will recall I wrote to during March to inform you that the formal consultation on the South Huish Plan would take place between Monday 16<sup>th</sup> March and Monday 27<sup>th</sup> April. During the consultation period the Government introduced Lock Down measures which curbed the ability of some consultees to respond.



In the light of this, South Hams District Council have decided, in consultation with South Huish Parish Council, to reopen the consultation which will now take place between 11<sup>th</sup> May 2020 and 22<sup>nd</sup> June 2020. The Parish Council have agreed to undertake the following measures to ensure all consultees and members of the local community: have the opportunity to view the South Neighbourhood Plan and make comments upon it if they so wish:-

- Laminated posters and information sheets be displayed at all prominent locations – including Malborough & South Huish Post Offices, Fisherman's Reading Room and on the windows/doors of local businesses where possible.
- A request will be made to the Cottage Hotel and The Cove to include an information sheet to any food deliveries/collections within the parish.
- The Neighbourhood Plan Team will contact all those within the parish who previously provided feedback – be it via website/email or telephone if they are not otherwise connected.
- Hard copies of the plan will be delivered to anyone who requests one – they can be ordered via a Parish Councillor, by one of the NDP team or by contacting the Clerk on 07704 941150.
- Anyone without internet access wanting to provide written feedback will be able to leave the details at Malborough Post Office OR if they are in self-isolation and unable to leave their property they can contact the Clerk on the above number and collection of their letter will be arranged.
- The updated details will be posted on the website.
- Reminders will be provided on the Hope Cove Facebook page.
- A general email to all parish contacts will be issued asking for the information to be widely shared. This will include a copy of the information sheet that can be printed and passed on.
- We will also ensure that all details are passed to our Volunteer Team to ensure that vulnerable people receive full details (in writing) when shopping/supplies are dropped off.
- Any comments received in the earlier round of consultation will be passed to the Examiner.

Please response to this consultation by email to SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)> or by any of the methods proposed by the Parish Council above.

If we do not hear from you before the 22<sup>nd</sup> June 2020 we shall assume you have no comments to make.

You may view a copy of the plan and accompanying documentation via our [website](#) or the Neighbourhood Plan website [www.southhuish-pc.org.uk](http://www.southhuish-pc.org.uk).

pp *S. Packham*

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



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**From:** Sandra Wyatt <sam.wyatt26@gmail.com>  
**Sent:** 18 June 2020 18:50  
**To:** SW-Neighbourhood Planning  
**Subject:** Neighbourhood plan for South Huish comment and concerns.

- I would like to raise concern about the proposed new settlement boundary for Galmpton. The boundary now includes a green agricultural field currently and historically used extensively as part of Burton Farm. The land proposed to be included is adjacent to the green by Higher Orchard and to the Northern area of Galmpton, known as Kennel Field. I am very worried that this would raise the possibility of planning being granted in this green field which would be detrimental to the rural nature of Galmpton village. I can see no reason for this field to be included in the settlement boundary unless there has been a sub plan devised for it to be used for housing despite having been turned down on appeal under the ANOB criteria as having too much impact on the village.

In the original neighbourhood plan, I believe this field was not included however this appears to have changed - why is Burton Lane not be used as an obvious choice to form the settlement boundary as this would be in keeping with Hope Cove settlement boundary which follows the convolutions of the existing houses.

Criteria for development boundaries should surely include only residential curtilages not large areas of land - I believe that in planning settlement boundaries they should not include properties separated from the main body of the settlement by areas of open land not forming a residential cartilage. The new proposal of Kennel field to be within the development boundary rather than using the natural boundary of Burton Lane would raise the potential for development which would not be advantageous to the village, this can be supported by the findings of the inspector in recent planning appeals for development of Kennel Field.

The parish steering committee decided to include Kennel Field to more closely follow the historic boundary of Galmpton- as long standing residents of the village and parents before, we know that there is no record of a historic boundary. I also do not understand the need for a boundary to now be implemented - surely any ribbon development between Hope Cove and Galmpton can be opposed using planning guidance in an AONB?

Many thanks for your consideration on this matter.

Sandra Wyatt

---

**From:** David Etherington <Dn.Etherington@hotmail.co.uk>  
**Sent:** 18 June 2020 19:02  
**To:** SW-Neighbourhood Planning  
**Cc:** Karen Etherington; David Etherington  
**Subject:** South Huish NP and your support for LGS10

Dear all,

I would like to register my support for LGS10 in the South Huish NP.

David Etherington  
40 Weymouth Park  
Hope Cove  
Devon  
[Dn.etherington@hotmail.co.uk](mailto:Dn.etherington@hotmail.co.uk)

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**From:** William - The Cottage Hotel <william@hopecove.com>  
**Sent:** 18 June 2020 23:27  
**To:** SW-Neighbourhood Planning; Duncan Smith  
**Cc:** South Huish Parish Clerk  
**Subject:** 'Comment on South Huish Neighbourhood Plan' Local Green space in Weymouth Park behind Ridge Cottage  
**Attachments:** Gate 1 near planning application going across giving access to public foot path.jpg; Gate 2 used to fill up oil tank from weymouth park..jpg; Land Register of ridge cottage.JPG

Dear Neighbourhood Planning and Duncan Smith

**commenting on the Local Green Space 10 in Weymouth Park Behind Ridge Cottage**

The land behind Ridge Cottage should stay as a green space. For the reasons below:

1. I and the previous owner have used the land to fill up the Oil tank from Weymouth Park since the house was built in the 1970'S using 2 gates (please see photos ) which have access onto the land. The other 1 gate has access to the Cliff path with steps for access.
2. Some houses on Weymouth park have for many years contributed to cutting the grass and bracken down on the land behind Ridge Cottage. This was organised by Mrs Harvey (no 34) collecting the money and paying the gardeners by until about 3 years ago as she found it hard to keep the job going as she had been doing it for 25 years and new owners did not want to pay or could not be contacted as they were not often at their homes. So occasionally we had the site managed by (W. Ireland (Ridge Cottage), D Etherington (40) and Mrs Harvey (34)
3. Ridge Cottage (Campsie Cottage) H.M. Land Registry DN203792 14 November 1986 Page 2.C.1.C Hatched Blue /Green in my Legal Report shows my access onto the land. Please see photo of the H.M. Land Registry DN203792.
4. The Land is unsuitable for building; the size and shape make it unsuitable for any development.
5. The Tenby London Limited group that claim to own the land should be made to pay back, payment for looking after the land by Weymouth Park residents for the last 60 years and be made to pay the future costs so the land does not become waste land, as they might wish, which may aid them to try and get planning. (Tenby London Limited, Sutherland House 70/78 West Hendon Broadway, London NW97BT Reg626326)

Kind regards

William Ireland  
Managing Director

The Cottage Hotel  
Hope Cove  
Kingsbridge  
Devon  
TQ7 3HJ

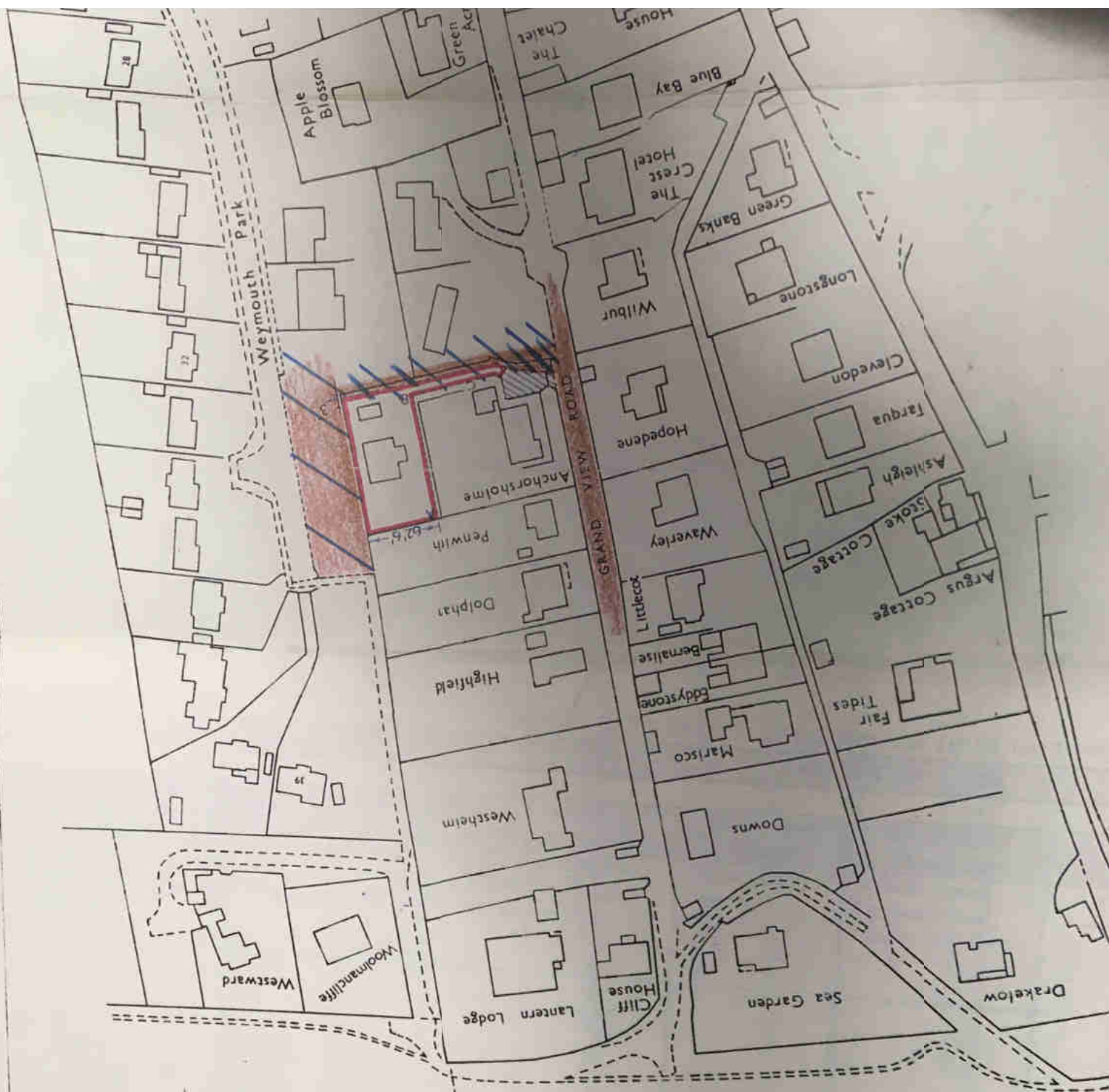
01548 561555

[william@hopecove.com](mailto:william@hopecove.com)

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H.M. LAND REGISTRY		ORDNANCE SURVEY PLAN REFERENCE ©		SX 6740		COUNTY DEVON	
TITLE NUMBER		DN 203792		SECTION A		DISTRICT SOUTH HAMS	
		Scale 1/1250 Enlarged from 1/2500		© Crown copyright 1983			







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**From:** South Hams Society <southhamssociety@gmail.com>  
**Sent:** 19 June 2020 12:28  
**To:** SW-Neighbourhood Planning  
**Subject:** Response to the South Huish Neighbourhood Plan  
**Attachments:** SHS comment on South Huish NP 190620.pdf

Dear Mr Smith

Please find attached our letter. I would be grateful if you could confirm receipt.

Kind regards - Didi Alayli, Chair of SHS

19<sup>th</sup> June 2020

Dear Sir/Madam

## **SOUTH HUISH NEIGHBOURHOOD PLAN CONSULTATION**

### **The South Hams Society interest**

For nearly 60 years, the South Hams Society has been stimulating public interest and care for the beauty, history and character of the South Hams. We encourage high standards of planning and architecture that respect the character of the area. We aim to secure the protection and improvement of the landscape, features of historic interest and public amenity, and to promote the conservation of the South Hams as a living, working environment. We take the protection of the South Devon Area of Outstanding Natural Beauty very seriously and work hard to increase people's knowledge and appreciation of our precious environment.

The Society wishes to comment on two areas of the South Huish Neighbourhood Plan (SHNP), namely the intended village settlement boundaries and the presumption in favour of development.

### **1. Village Settlement Boundaries**

The SHNP should conform to the recently adopted Joint Local Plan for this area.

Government Guidance for this conformity is described below:

#### ***“What is meant by ‘general conformity’?***

*When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:*

*whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with*

*the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy*

*whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy*

*the rationale for the approach taken in the draft neighbourhood plan or Order and the evidence to justify that approach”.*

Paragraph: 074 Reference ID: 41-074-20140306. Revision date: 06 03 2014.

The SHNP recognises this requirement in paragraph 3.3:

*'Planning Context*

*3.3 Neighbourhood Plans are required to be in general conformity with the National Planning Policy Framework (NPPF) 2019 and the strategic policies of the Local Plan. The planning policies for the South Hams District are set out in the Joint Local Plan (JLP) for Plymouth and South West Devon .The JLP was adopted in March 2019.'*

Paragraph 3.6 recognises the protection that the AONB is afforded in the NPPF.

*'3.6 The NPPF provides specific guidance for those preparing Neighbourhood Plans that include AONBs. This includes;*

- *the presence of AONBs can restrict development in order to help achieve sustainable development;*
- *'great weight' should be given to conserving their landscape and scenic beauty;*
- *AONBs have the highest status of protection in relation to landscape and scenic beauty, equal to National Parks;*
- *the conservation of wildlife and cultural heritage is important in AONBs;*
- *Major development in AONBs should be refused unless it meets specific special tests.'*

DEV24 of the JLP seeks to protect the finite resource of the Undeveloped Coast.

**DEV24 Undeveloped Coast and Heritage Coast:**

*'Development which would have a detrimental effect on the undeveloped and unspoilt character, appearance or tranquility of the Undeveloped Coast, estuaries, and the Heritage Coast will not be permitted except under exceptional circumstances. Development will only be permitted in the Undeveloped Coast where the development:*

- 1. Can demonstrate that it requires a coastal location.*
- 2. It cannot reasonably be located outside the Undeveloped Coast.*
- 3. Protects, maintains and enhances the unique landscape and seascape character and special qualities of the area.*
- 4. Is consistent with policy statements for the local policy unit in the current Shoreline Management Plan.*
- 5. Is consistent with the relevant Heritage Coast objectives, as contained within the relevant AONB Management Plan.*

*Development for the purposes of agriculture, forestry, public access and enjoyment of the coast and estuaries, or community facilities that meet the objectively assessed needs of the local community, will be supported if it meets the above tests.'*

The SHNP correctly identifies the Devon Landscape Policy Group's principles:

*5.4.2 In their guidance 3 the Devon Landscape Policy Group set out a series of principles to help maintain the character of Devon's Undeveloped Coast (DUC). They stated that the DUC 'should be treated as a designation and be defined on policy maps within Local, Neighbourhood and Marine Plans', and that the DUC 'should be regarded as a finite resource for the enjoyment of everyone now and in the future. Local, Neighbourhood and Marine Plans should therefore include strongly-worded planning policies that establish a presumption against development within or affecting Devon's Undeveloped Coast unless it can be successfully demonstrated that it satisfies all of the following criteria:*

- *Maintain the intrinsic character of the landscapes affected:*
- *Protect and enhance valued landscapes affected, giving great weight to conserving landscape and scenic beauty in National Parks, AONBs and Devon's Heritage Coasts;*
- *Cannot be accommodated reasonably outside the undeveloped coast; and*
- *Take opportunities available, where reasonable, for improving public access to and enjoyment of the coast.'*

**Submitted settlement boundary evidence for the Joint Local Plan did not include a settlement boundary for Galmpton.** It is unclear to us whether the settlement boundaries that are included within the South Huish Neighbourhood Plan reflect the requirements of DEV24 or the Devon Landscape Policy Group.

A village settlement boundary implies that building is generally acceptable within that boundary, whereas DEV24 requires that 5 tests are satisfied.

We therefore do not support settlement boundaries that extend into the Joint Local Plan's Heritage Coast / Undeveloped Coast as the two planning policies are incompatible. If adopted, the South Huish Neighbourhood Plan in changing the development boundary to overlap the Undeveloped Coast boundaries (see Annexes below) would be in conflict with the higher tier Joint Local Plan policies that seeks to protect the Undeveloped Coast:

Inner and Outer Hope Cove show an extension of the development boundary to the south.

Galmpton's new settlement boundary extends into the east and south of the JLP's Undeveloped Coast area.

These proposed changes to the settlement boundaries are incompatible with the Joint Local Plan's protective policies already examined by the Planning Inspectorate and adopted by South Hams District Council in March 2019. We therefore request that the Independent

Examiner addresses the issue of new or increasing village settlement boundaries eating into the finite resource that is the Undeveloped Coast.

## **2. Presumption in favour of development**

The South Hams Society disagrees with the presumption in favour of development statement contained in section 6.

Presumption in favour of development is explained in paragraph 11 of the NPPF – see Annex 1. A recent high court case has issued an interpretation of paragraph 11:

**Mr Justice Holgate**  
**Between:**

**Monkhill Limited**

**Claimant**

**- and -**

**Secretary of State for Housing, Communities  
and Local Government**

**-and-**

**Waverley Borough Council**

**Defendants**

**Mr Charles Banner QC and Mr Matthew Fraser (instructed by Penningtons  
Manches LLP) for the Claimant**

**Mr Richard Moules (instructed by Government Legal Department) for the  
Defendant**

**Hearing dates: 9 July 2019**

(this includes)

### **The interpretation of paragraph 11 of the NPPF**

*39. I am grateful for counsels' written and oral submissions, which I found to be of great assistance. It became clear during the course of the hearing that they were agreed on a number of points to do with the interpretation and effect of*



*paragraphs 11 and 12 of the NPPF, forming part of the context for the arguments for and against the ground of challenge. Taking those agreed points into account, it would be helpful to summarise my understanding of the meaning and effect of this part of the NPPF, before going on to consider the legal challenge in this case:*

- 1) The presumption in favour of sustainable development in paragraph 11 does not displace s.38(6) of the 2004 Act. A planning application or appeal should be determined in accordance with the relevant policies of the development plan unless material considerations indicate otherwise;*
- 2) Subject to s.38(6), where a proposal accords with an up-to-date development plan, taken as a whole, then, unless other material considerations indicate otherwise planning permission should be granted without delay (paragraph 11(c));*
- 3) Where a proposal does not accord with an up-to-date development plan, taken as a whole, planning permission should be refused unless material considerations indicate otherwise (see also paragraph 12);*
- 4) Where there are no relevant development plan policies, planning permission should be granted unless either limb (i) or limb (ii) is satisfied;*
- 5) Where there are relevant development plan policies, but the most important for determining the application are out-of-date, planning permission should be granted (subject to section 38(6)) unless either limb (i) or limb (ii) is satisfied;*
- 6) Because paragraph 11(d) states that planning permission should be granted unless the requirements of either alternative is met, it follows that if either limb (i) or limb (ii) is satisfied, the presumption in favour of sustainable development ceases to apply. The application of each limb is essentially a matter of planning judgment for the decision-maker;*
- 7) Where more than one "Footnote 6" policy is engaged, limb (i) is satisfied, and the presumption in favour of sustainable development overcome, where the individual or cumulative application of those policies produces a clear reason for refusal;*
- 8) The object of expressing limbs (i) and (ii) as two alternative means by which the presumption in favour of granting permission is overcome (or disapplied) is that the tilted balance in limb (ii) may not be relied upon to support the grant of permission where a proposal should be refused permission by the application of one or more*





*"Footnote 6" policies. In this way paragraph 11(d) prioritises the application of "Footnote 6" policies for the protection of the relevant "areas or assets of particular importance";*

*9) It follows that where limb (i) is engaged, it should generally be applied first before going on to consider whether limb (ii) should be applied;*

*10) Under limb (i) the test is whether the application of one or more "Footnote 6 policies" provides a clear reason for refusing planning permission. The mere fact that such a policy is engaged is insufficient to satisfy limb (i). Whether or not limb (i) is met depends upon the outcome of applying the relevant "Footnote 6" policies (addressing the issue on paragraph 14 of NPPF 2012 which was left open in R (Watermead Parish Council) v Aylesbury District Council [2018] PTSR 43 at [45] and subsequently resolved in East Staffordshire at [22(2)];*

*11) Limb (i) is applied by taking into account only those factors which fall within the ambit of the relevant "Footnote 6" policy. Development plan policies and other policies of the NPPF are not to be taken into account in the application of limb (i) (see Footnote 6). (I note that this is a narrower approach than under the corresponding limb in paragraph 14 of the NPPF 2012 - see eg. Lord Gill in Hopkins at [85]);*

*12) The application of some "Footnote 6" policies (e.g. Green Belt) requires all relevant planning considerations to be weighed in the balance. In those cases because the outcome of that assessment determines whether planning should be granted or refused, there is no justification for applying limb (ii) in addition to limb (i). The same applies where the application of a legal code for the protection of a particular area or asset determines the outcome of a planning application (see, for example, the Habitats Regulations in relation to European protected sites);*

*13) In other cases under limb (ii), the relevant "Footnote 6 policy" may not require all relevant considerations to be taken into account. For example, paragraph 196 of the NPPF requires the decision-maker to weigh only "the less than substantial harm" to a heritage asset against the "public benefits" of the proposal. Where the application of such a policy provides a clear reason for refusing planning permission, it is still necessary for the decision-maker to have regard to all other relevant considerations before determining the application or appeal (s. 70(2) of the 1990 Act and s. 38(6) of the*





*2004 Act). But that exercise must be carried out without applying the tilted balance in limb (ii), because the presumption in favour of granting permission has already been disappplied by the outcome of applying limb (i). That is the consequence of the decision-making structure laid down in paragraph 11(d) of the NPPF;*

*14) There remains the situation where the application of limb (i) to a policy of the kind referred to in (13) does not provide a clear reason for refusal. The presumption in favour of sustainable development will not so far have been disappplied under limb (i) and it remains necessary to strike an overall planning balance (applying also s.38(6)). Because the presumption in favour of granting planning permission still remains in play, it is relevant, indeed necessary, to apply the alternative means of overcoming that presumption, namely limb (ii). This is one situation where the applicant for permission is entitled to rely upon the "tilted balance";*

*15) The other situation where the applicant has the benefit of the "tilted" balance is where no "Footnote 6" policies are engaged and therefore the decision-maker proceeds directly to limb (ii).*

We refer to paragraph 6 of this analysis:

*'6) Because paragraph 11(d) states that planning permission should be granted unless the requirements of either alternative is met, it follows that if either limb (i) or limb (ii) is satisfied, the presumption in favour of sustainable development ceases to apply. The application of each limb is essentially a matter of planning judgment for the decision-maker.'*

For the South Huish Neighbourhood Plan area, limb 11(d) i. is satisfied as the area is covered by policies listed in footnote 6 (Annex 1) with regard to the *Area of Outstanding Natural Beauty and Heritage Coast*. The South Hams Society therefore considers that the presumption of sustainable development ceases to apply in South Huish Parish.

We consider the above evidence - concerning both the intended village settlement boundaries and the presumption in favour of development – to be important matters to be submitted to the Independent Examiner and would be grateful for confirmation that this has happened.

Yours sincerely

Didi Alayli, Chair, on behalf of the South Hams Society.



## Annex 1:

### The presumption in favour of sustainable development

11. Plans and decisions should apply a presumption in favour of sustainable development.

For plan-making this means that:

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>5</sup>, unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>6</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>7</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

<sup>6</sup> The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 176) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 63); and areas at risk of flooding or coastal change.





# THE SOUTH HAMS SOCIETY

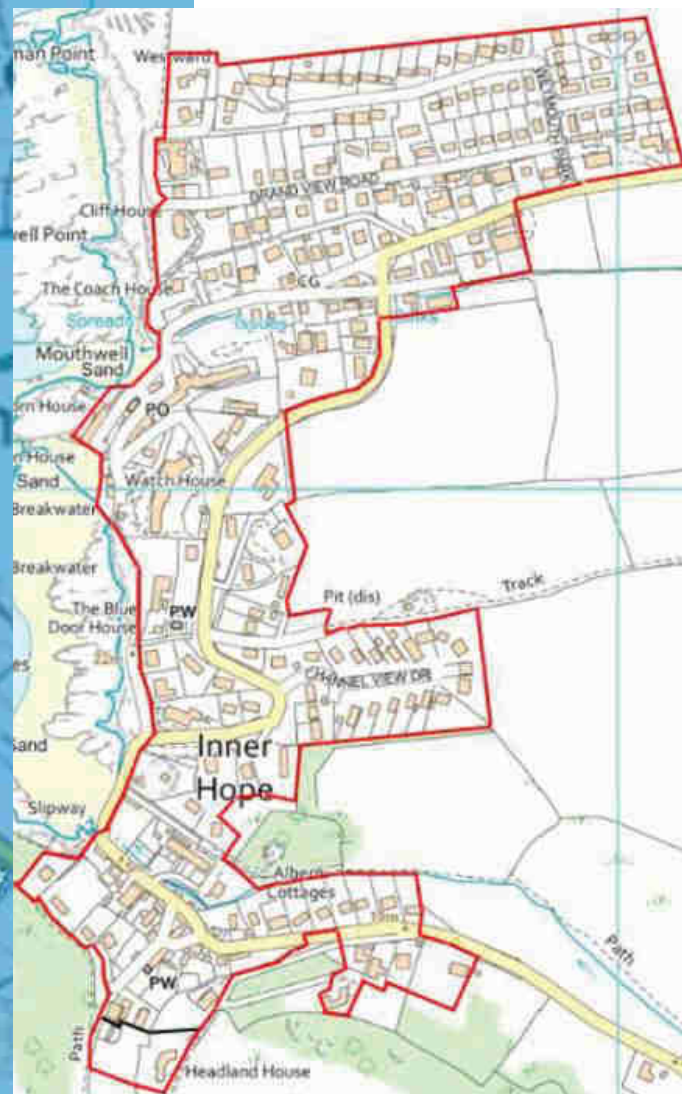
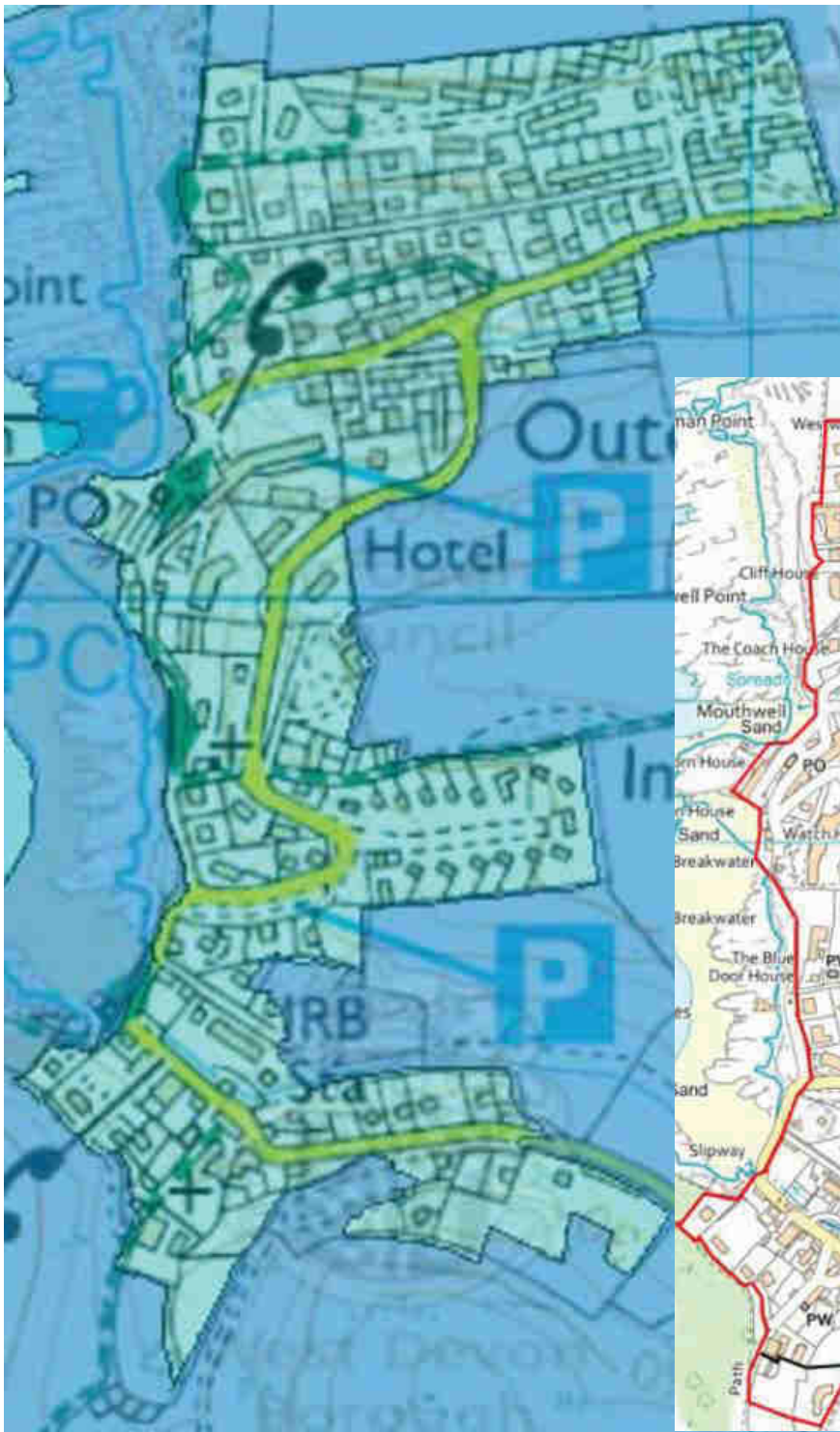
Protecting and Enhancing the Natural Beauty and Heritage of the South Hams



## Annex 2: Hope Cove – development boundary extending into the Undeveloped Coast

The whole village is within the Heritage Coast classification. See online at:

<http://gis.swdevon.gov.uk/CNET4914LIVE/CMFindIt/>





# THE SOUTH HAMS SOCIETY

Protecting and Enhancing the Natural Beauty and Heritage of the South Hams



## ANNEX 3: Galmpton - fully within the Heritage Coast area and the Undeveloped Coast boundary



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**From:** Sandra Wyatt <sam.wyatt26@gmail.com>  
**Sent:** 19 June 2020 12:43  
**To:** SW-Neighbourhood Planning  
**Subject:** Fwd: Neighbourhood plan for South Huish comment and concerns.

Hello - please can you acknowledge that you have received this email for consideration and it supersedes the one that I have previously submitted.

----- Forwarded message -----

From: **Sandra Wyatt** <[sam.wyatt26@gmail.com](mailto:sam.wyatt26@gmail.com)>  
Date: Thursday, 18 June 2020  
Subject: Neighbourhood plan for South Huish comment and concerns.  
To: [neighbourhoodplan@swdevon.gov.uk](mailto:neighbourhoodplan@swdevon.gov.uk)

- I would like to raise concern about the proposed new settlement boundary for Galmpton. The boundary now includes a green agricultural field currently and historically used extensively as part of Burton Farm. The land proposed to be included is adjacent to the green by Higher Orchard and to the Northern area of Galmpton, known as Kennel Field. I am very worried that this would raise the possibility of planning being granted in this green field which would be detrimental to the rural nature of Galmpton village. I can see no reason for this field to be included in the settlement boundary unless there has been a sub plan devised for it to be used for housing despite having been turned down on appeal under the ANOB criteria as having too much impact on the village.

In the original neighbourhood plan, I believe this field was not included however this appears to have changed - why is Burton Lane not be used as an obvious choice to form the settlement boundary as this would be in keeping with Hope Cove settlement boundary which follows the convolutions of the existing houses.

Criteria for development boundaries should surely include only residential curtilages not large areas of land - I believe that in planning settlement boundaries they should not include properties separated from the main body of the settlement by areas of open land not forming a residential curtilage. The new proposal of Kennel field to be within the development boundary rather than using the natural boundary of Burton Lane would raise the potential for development which would not be advantageous to the village, this can be supported by the findings of the inspector in recent planning appeals for development of Kennel Field.

The parish steering committee decided to include Kennel Field to more closely follow the historic boundary of Galmpton- as long standing residents of the village and parents before, we know that there is no record of a historic boundary. I also do not understand the need for a boundary to now be implemented - surely any ribbon development between Hope Cove and Galmpton can be opposed using planning guidance in an AONB?

Many thanks for your consideration on this matter.

Sandra Wyatt





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**From:** Penny Hibbert <pennywort58@hotmail.co.uk>  
**Sent:** 19 June 2020 13:45  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

Good afternoon,

In relation to the proposed neighbourhood plan for South Huish I would like to comment that much of this plan seems reasonable, necessary and in the best interests of the area.

The only point which I would highlight a serious concern for is the designation of various privately owned pieces of land as LGSs (Local Green Spaces). I believe that prohibiting a land owner from having full enjoyment of the use of their property in the way that they see fit is a breach of their human rights and would leave us open to legal challenge. Furthermore, some of these privately owned spaces would lend themselves well to providing new principal residences to help attract younger families to the area without any significant impact on the AONB status that we all hold dear.

I trust that you will reconsider your attempt to restrict the use of privately owned land and will help to support the provision of new principal residences where appropriate.

Warmest regards,  
Penny Hibbert



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**From:** katebosworth@hotmail.co.uk  
**Sent:** 19 June 2020 14:45  
**To:** SW-Neighbourhood Planning  
**Cc:** steve@hedley.net.com  
**Subject:** Feedback on South Huish Neighbourhood plan

Hi

This email is from myself and Steve Hedley (cc'd on this email) and having reviewed the documents, we would like to raise the following questions/concerns:

1. Galmpton has never had a settlement boundary and it isn't classed as sustainable, so isn't expected to grow significantly, so why does it need a boundary now?
2. The plan states the Principles from the JLP (Topic Paper 2) have been used to define the proposed settlement boundary, however an agricultural field - Kennel field - has been included in the latest version of the plan, which isn't consistent with the principles?
3. We also note that Kennel field was not included in the settlement boundary in an earlier version of the plan - why has it been added now, without making everyone aware of the amendment?
4. We believe Kennel field should not be included in any proposed settlement boundary as it is an agricultural field and therefore should be subject to different planning policies/criteria. Due to its size, if Kennel field were included, it then becomes an obvious option for the housing requirements already identified within the plan.
5. Planning for one property has already been refused on this field and all the reasons why are of course, still applicable and any development in that field would have a detrimental effect on that side of the village in terms of noise and light pollution, as well as increased traffic for the whole village.

Please can you confirm receipt of this email.

We look forward to your response.

Kind regards  
Kate & Steve  
Shepherds Corner, Galmpton

Sent from my iPad

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**From:** David Etherington <Dn.Etherington@hotmail.co.uk>  
**Sent:** 19 June 2020 15:48  
**To:** SW-Neighbourhood Planning; Duncan Smith  
**Subject:** Re: South Huish Neighbourhood plan and support for Local Green space 10

Dear all,  
I have additionally provided some further reasoning below :

The national planning policy takes into account proximity of green spaces to the community it serves, local characteristics and it is the duty of everyone (including planning departments) to protect these areas for future generations.

The green space has been maintained by myself for over 20 years and the previous residents of Weymouth park since the 1960's. There has been no contribution from anyone other than the local residents. The supposed owners have shown no interest for over 50 years and additionally there is a debate as to whether they actually own the land as it is not registered at the land registry.

The Green space allows views across Hope cove to Bolt tail and whole area is an area of beauty and character in the wider AONB.

The fact the local community is prepared to pay out their own money for so many years demonstrates the communal and recreational aspect of this green space and highlights the sense of community that such spaces bring together with the importance of keeping Green spaces such as this for future generations.

I have gained a right of way by prescription across the land as have other adjacent properties.

I would be happy to provide discuss further and confirm the above facts in a more formal way if it helps.

Regards

David

David Etherington

On 18 Jun 2020, at 19:02, David Etherington <[Dn.Etherington@hotmail.co.uk](mailto:Dn.Etherington@hotmail.co.uk)> wrote:

Dear all,

I would like to register my support for LGS10 in the South Huish NP.

David Etherington  
40 Weymouth Park  
Hope Cove  
Devon

[Dn.etherington@hotmail.co.uk](mailto:Dn.etherington@hotmail.co.uk)

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**From:** Bruce Williams <bruce.williams@live.co.uk>  
**Sent:** 19 June 2020 16:04  
**To:** SW-Neighbourhood Planning  
**Cc:** South Huish Parish Clerk  
**Subject:** Comment on Draft South Huish Parish Neighbourhood Plan

In advance of the closing date (21 Jun) for comments the following is offered:

- The plan is significantly weighted to Hope Cove's interests - it needs rebalancing to reflect interests throughout the Parish.
- Settlement Boundaries
  - Retrospective adjustment to encompass buildings built in Hope Cove since 2011 suggests the boundary has had little affect on planning to date. No effort has been made to identify space for possible affordable/low cost housing in a village that is the best equipped to absorb such housing for new permanent residents in the parish.
  - The hamlet of South Huish should have a settlement boundary described.
  - Galmpton's settlement boundary does not include Galmpton cross (a significant number of houses when compared to the size of the village as a whole)
- Flood risk (Figure 18) inappropriately describes a stream at its eastern end. This stream does not exist as shown and the colouring takes no account of the significant topography at that eastern end of this watercourse.
- Heritage Assets - none are described outside of Hope Cove. Three immediately come to mind St Andrews ruined church in South Huish, Holy Trinity Church Galmpton and the Galmpton and Hope Village Hall.

Grateful for acknowledgement of receipt for these comments.

regards

B N B Williams  
Kennelway  
Galmpton  
TQ7 3EY

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**From:** Sarah E <sarahj.etherington@hotmail.co.uk>  
**Sent:** 19 June 2020 16:32  
**To:** SW-Neighbourhood Planning; Duncan Smith  
**Subject:** FW: South Huish Neighbourhood plan and support for Local Green space 10

Dear All,

I would like to register my support for Local Green Space 10 in the South Huish NP.

Over the last 18 years I have loved playing on and having the small Green Space of land at the end of Weymouth park.

The green space is part of the character of the road and easier access to the coastal footpath and allowing the wonderful views across to Bolt Tail for all the local people.

As an area of Outstanding natural beauty I believe it would be a huge shame to deprive future generations and the local community of this much loved green space.

Furthermore, the plot is far too small and oddly positioned to build a house with suitable amenities like a drive to stop cars being parked on the narrow road. Therefore, I support the LGS10 and strongly believe nothing should change on the plot of land.

Regards,

Sarah Etherington

Ashtead, Surrey

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**From:** David Hassall <david.hassall@hassall.law>  
**Sent:** 19 June 2020 16:42  
**To:** SW-Neighbourhood Planning  
**Subject:** South Hiush and Galmpton Neighbourhoodplan and Kennel Field

Much as I very much respect the obvious effort put into the drafting of the proposed neighbourhood plan. There seems to be a in relation to Galmpton a very clear change in the village boundary and the area of the ANOB. I do appreciate that this paper has been gradually prepared over a number of years and so as an example at para 5.1 the 2011 Census may well be inaccurate or out of touch as second or holiday home ownership has increased. However it would seem by para 6.3.3 and then Policy SH Env1 and then Policy SHH1 there is an error or if not then two issues I must raise.

From the plan the draftsman is proposing a clear change from the traditional ANOB and the boundaries of the village particularly by what is called Kennel Field.

This must have been known by the local parish council and SHDC as there was a carefully drafted and argued appeal for housing on that site. One which was equally well considered by the officer who carefully considered that appeal in his rejection of it. The appeal decision very carefully considered then (and so recently) the need for housing and the extent of the recognised village boundary. That field is in the draft included as within the boundary with no reference to the ANOB or the careful appeal decision.

In relation to housing within the village the work does not clearly consider that;

1. There is no school within the village or Hope Cove,
2. The closest doctors surgery is Salcombe,
3. There is no shop or public house in Galmpton,
4. No obvious work Galmpton apart from the farm which has its own connected housing,
5. There is just no public footpath which is safe for children to use from Galmpton to Malborough where the nearest school shop and pub is,
6. Nor is there (though this point is made in the draft plan) any regular bus service.

The combined effect is that any occupied new build would have to use cars to access and would be a clear change in the current SHDC's plan or environmental policy. It would also ignore the care and thought taken with the appeal as if it never happened at all or the points were never considered.

Yours Sincerely

David Hassall

Greentiles

Burton Lane

Galmpton

Barrister MSc LLM FALA

Fellowship of the Agricultural Law Association

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**From:** Yvonne Beresford <yvonneberesford@gmail.com>  
**Sent:** 19 June 2020 16:43  
**To:** SW-Neighbourhood Planning  
**Cc:** Duncan Smith  
**Subject:** Comment on South Huish Neighbourhood Plan

I write to comment on the Local Green Space 10 in Weymouth Park

I wish this space to remain green as it always has.  
It is unsuitable for building

Sent from my iPad



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**From:** Karen Etherington <ka.etherington@virgin.net>  
**Sent:** 19 June 2020 16:45  
**To:** SW-Neighbourhood Planning; Duncan Smith  
**Subject:** Comment on South Huish Neighbourhood Plan

Dear All,

I am writing to confirm my support for Local green space 10- Weymouth Park remaining a local green space in the South Huish Neighbourhood plan for the following reasons:

Under the national planning policy framework an area of land can be classified as a protected local green space if it is:

A) in reasonably close proximity to the community it serves;

B) demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and

c) local in character and is not an extensive tract of land.

LG10 was correctly recognised as a local green space in the South Huish neighbourhood plan on the basis it is "An area of planned local amenity/open space within the residential development." It clearly meets the above criteria.

A - It is an area of beauty offering a green tranquil space with wonderful views across the coast which is classified as an AONB. It is less than one minute from the village and leads to a public footpath which offers access to the coastal path.

B - It has been an open green space since Weymouth Park was built in the 1960's and has been maintained and paid for by locals, myself included, for the enjoyment of all. Houses adjoining the land have historic rights of way across this land which supports its continuance as open undeveloped land.

C – This is not an extensive tract of land. This piece of land has also been a subject of a recent planning application rejection that proposed to "squeeze" an awkward shaped building on to this small piece of land.

This open piece of land was planned as part of the Weymouth Park Area which is characterised by small houses in open low density plots.

In conclusion, I strongly believe that LGS 10 – Weymouth Park must remain in the Neighbourhood plan. It is the duty of councils to protect green spaces and the environment for future generations to come.

Kind Regards

Mrs Etherington

Cobham, Surrey

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**From:** Stephen Carter <stephen.carter1@sky.com>  
**Sent:** 20 June 2020 22:59  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan: Comments

Dear Sir/Madam

Unfortunately, having only recently moved to the South Hams, we have been unable to partake in the consultations but, on the whole, agree with the plans and aims. There are however one or two comments we would like to make and assurances we would like to receive.

Can the SHDC fully justify the need to provide Galmpton with a settlement boundary? As far as I can ascertain, there is no such requirement for an entirely residential village with no facilities at all. Have the residents of Galmpton been offered the opportunity to express an opinion on the subject?

Can the SHDC advise at what point it was decided to amend the proposed settlement boundary to include Galmpton's Eastern agricultural field, known locally, we gather, as Kennel Field? Again, have the residents been offered the opportunity to express opinions? We understand a recent planning application for a single residence on this plot was refused, for all the correct and proper reasons. Are we to assume that should the settlement boundary include this beautiful green space, planning permission could, in theory, be sought for the development of an estate of up to eight houses?! Can the SHDC confirm that no one, with a vested interest in including Kennel Field in the revised settlement boundary, was involved in amendment process?

Yours Sincerely

Stephen and Amanda Carter  
The Nutshell  
Galmpton  
TQ7 3 EU

Sent from my iPhone

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**From:** Joe Hart <jjj.hart@btinternet.com>  
**Sent:** 21 June 2020 09:05  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

Dear Sirs,

As a resident of Hope Cove I fully support our South Huish Neighbourhood Plan. Regrettably, I have to take advantage of the extended consultation to endorse Local Green Space 10, which is now under threat following the rejection of an opportunist and fiercely contested planning application. This small but highly valued area was unanimously nominated as a LGS at a community Neighbourhood Plan workshop meeting prior to the planning application. For the last 50 years this area has always been a local green space maintained by the local community with no functional evidence of any owner. Those challenging LGS 10 and supporting the untimely development proposal, are generally not part of our community. I trust the examiner will choose wisely.

Yours faithfully,  
Joe Hart  
Holbeche House  
Hope Cove

Sent from [Mail](#) for Windows 10

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**From:** Richard Lungmuss <lungmuss.4@btinternet.com>  
**Sent:** 21 June 2020 15:26  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

Dear Sir,

I would like to comment on the final draft of the Neighbourhood Plan for South Huish. I live in Galmpton at Higher Orchard. I have been made aware that following the original draft plan there have been revisions to the Galmpton Eastern boundary between Townsend and Burton Farm to incorporate two fields, specifically one owned by Burton Farm as I understand it. I am also aware that within the plan there is a provision for 8 affordable homes to be built within the existing boundary. Close scrutiny of the plan in its current form shows that within the Galmpton boundary there is now land that could be used for such dwellings except the land now included within the boundary.

My objections are as follows:

1. The process for changing the boundary appears very flawed. I was unaware of this change, which potentially affects my own property considerably, and were it not for my neighbour I would have lost the opportunity to comment.
2. The changes are apparently to restore the boundary to its historic limits. Could I please understand what these are?, when they were last in existence and why they changed in the first place.
3. The land now included in the boundary is highly unsuitable for affordable, or any, housing for the following reasons:
  - a. The access to the land from either the main track into the village or the road leading to Burton farm is already very narrow and congested and the provision of up to 8 dwellings would exacerbate traffic issues into and out of the lower village on the existed narrow and windy track.
  - b. The broadband at the eastern end of the village was not improved by BT when they renewed the fibre optic cable to the cabinet at the lower end of the village and those residents at the eastern end (including myself and my neighbour) have been told it will be highly costly to make this investment. There are 2 broadband speeds in Galmpton
  - c. As the neighbourhood plan has identified, there are no shops, schools, public transport or other facilities in Galmpton. This is hardly going to make it an attractive location for affordable housing, bringing with it young families who may not be able to afford their own transport. The danger then exists that even given a covenant to prevent it, that these hopes pass into second home ownership.
  - d. This land was recently the subject of refused planning permission for a single dwelling. Which makes the likelihood of local occupants agreeing to something larger even more remote. Building 8 affordable properties on a single site does not feel like a way to engender community approval, although it is understood that as the field in question is at the eastern end of Galmpton residents might feel that they can accept it as being out of sight and mind!
4. Galmpton has a significantly higher percentage of owner occupier primary properties than Hope Cove already. Provision of around 8% more local occupancy is only going to exacerbate this disparity.

Whilst being generally supportive of the neighbourhood plan, and cognisant of the considerable effort that went into producing it, I believe that the process has become flawed at the last hurdle when significant changes have been made without real consultation. I cannot agree to those changes and am submitting this email as my objection to the plan.

Regards,

Richard Lungmuss

01548561460

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**From:** Suzy Pile <loonysuzy@hotmail.com>  
**Sent:** 21 June 2020 17:03  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

To whom it may concern,

As relative newcomers to Galmpton Village, having moved here in November 2019 we were pleased to find that there was such a comprehensive Neighbourhood Plan in draft.

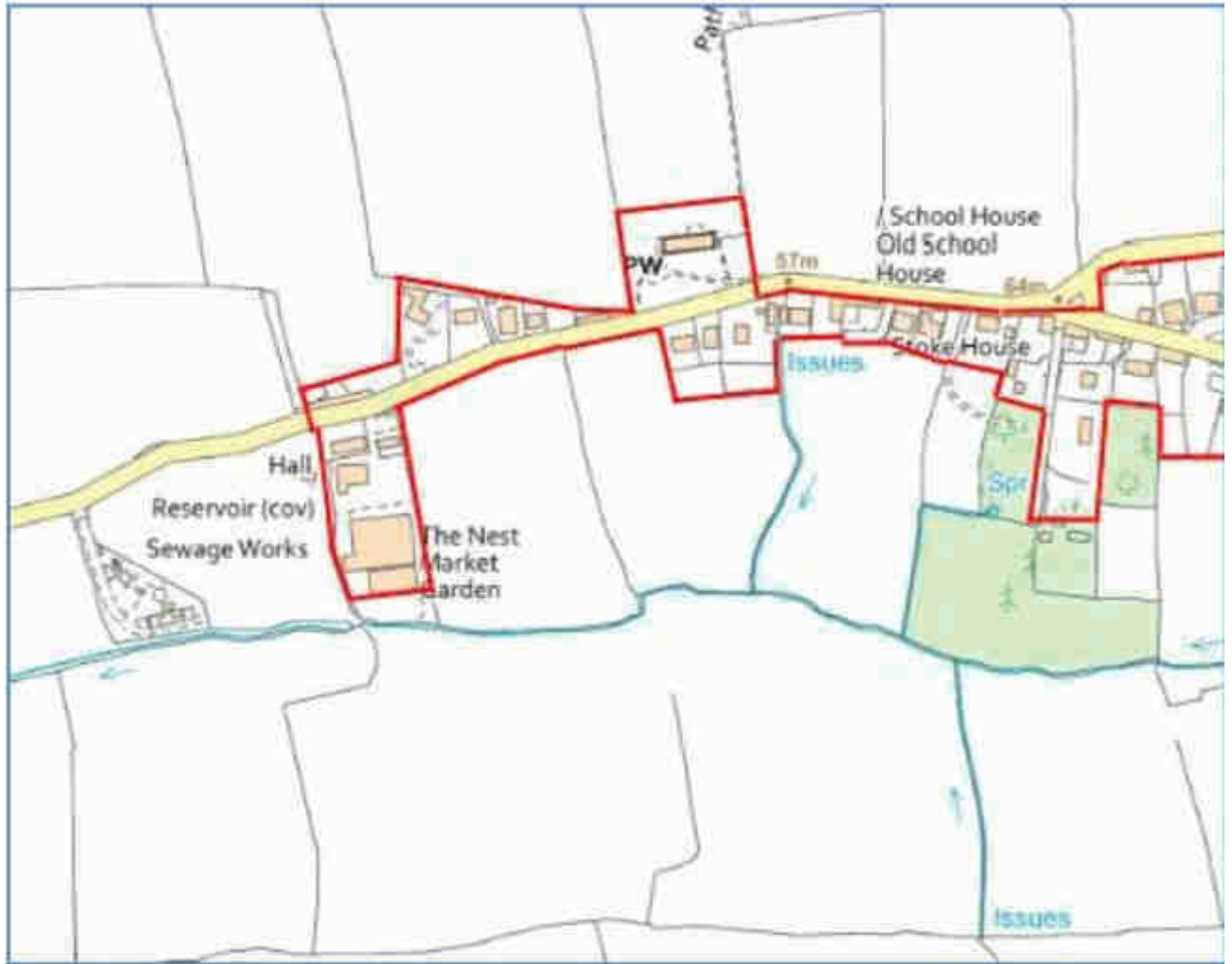
We very much agree with the Vision and the key points set out in the Plan.

We are however a bit confused with the proposed outline of the Village of Galmpton. It was our understanding that the Village was made up of the land that current residential dwellings were on, and are therefore wondering why two fields (that we believe to be agricultural fields) opposite our property, are included within the boundary?

There don't seem to be any other farmland/fields included in any other Village boundaries in the South Hams, that we could find.

After discussions with our neighbours, it also appears that there has been a change to the boundary set out in the original plan, which didn't include those fields. Please see below

Development boundary in the pre-submission version:



And the boundary now present in the submission



We would therefore like to conclude that we are very supportive of the South Huish Neighbourhood Plan and many proposals in it, however we do not feel that the boundary line should be set out as it is in the latest draft.

Mr and Mrs Thompson-Yates

01548 562687

**From:** John Stevenson <surfstrawbs@me.com>  
**Sent:** 21 June 2020 21:47  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood Plan

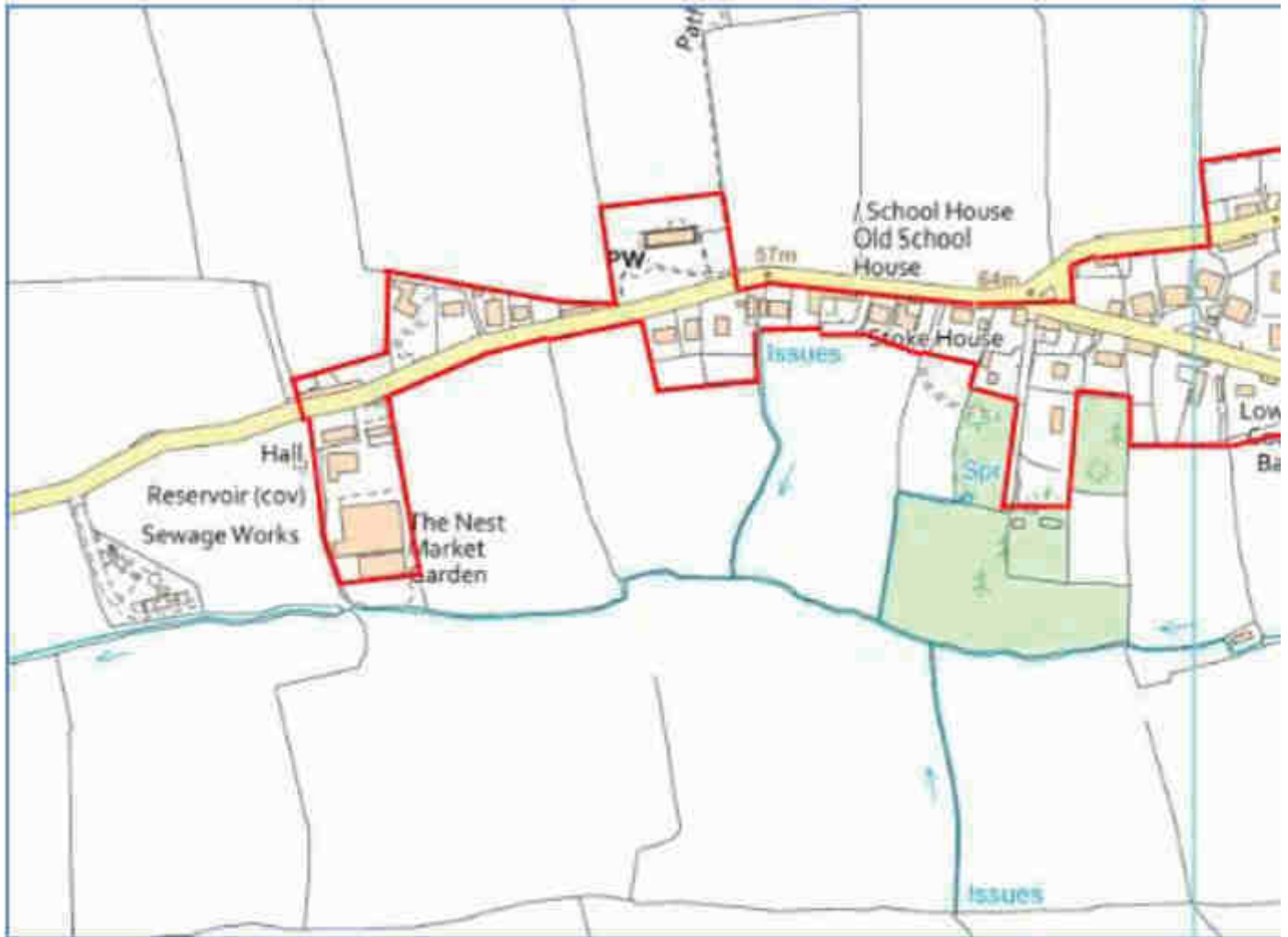
Further to my previous comments regarding the Neighbourhood Plan, I have just been made aware that the proposed development boundary for Galmpton has been revised between the pre-submission version and the draft submission version; see below.

I not only object to this addition to the development boundary, but also to the lack of prominence given to this very important alteration. Having followed the process with great interest, and been supportive of the major conclusions, I am extremely disappointed that such an important change has occurred without greater effort being made to make residents aware.

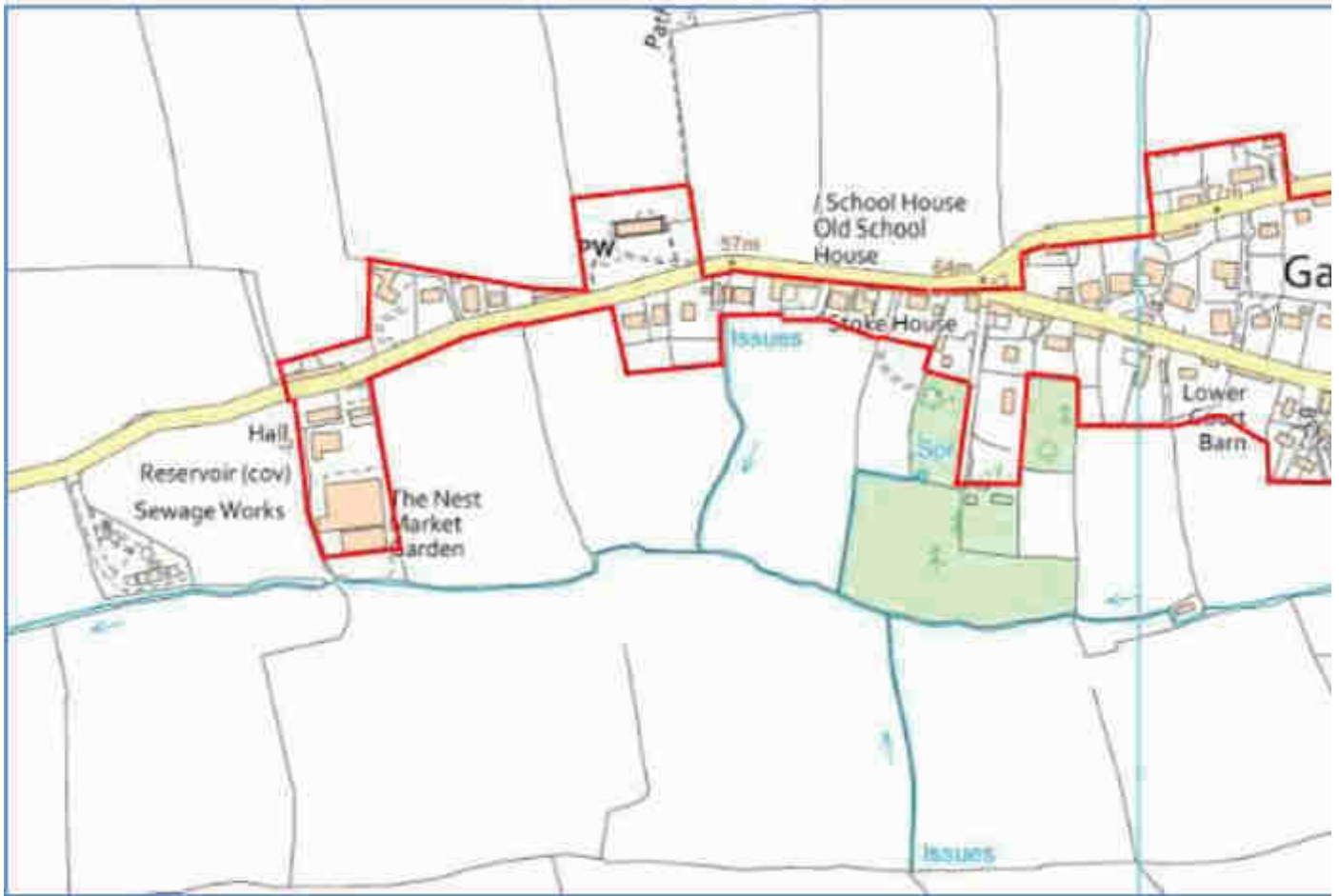
The amendment of a development boundary should not be performed right at the end of the planning phase and should have adequate consultation. The latter, I would argue, has clearly not occurred, given that many residents are unaware of this change.

I would also point out that this alteration to the boundary presented in the pre-submission version is in contravention to the plan itself. Paragraph 6.4.5 identifies the residents' wishes for "small developments within the village boundaries". The incorporation of two fields into the development boundary is clearly contradictory to this.

Development boundary in the pre-submission version:



And the boundary now present in the submission version:



Yours sincerely,  
John Stevenson  
6 Eddystone Rise, Galmpton

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**From:** Nigel Curry <curr1955@outlook.com>  
**Sent:** 22 June 2020 11:27  
**To:** SW-Neighbourhood Planning  
**Subject:** South Huish Neighbourhood plan

It has been brought to my attention that between the draft plan and the currently circulated plan the proposed settlement boundary for Galmpton has been altered to include the large agricultural field adjacent to my property (Townsend Galmpton). This is obviously a major change to the original draft as it will make it easier for this land to be developed at some time in the future.

In the interest of fairness and openness I think the residents of Galmpton should be consulted on this change, or at the very least the consultation period should be extended to allow this change to be highlighted to residents and allow them to comment on this specific item.

As things stand I am sure most residents (like myself) will have read the original draft in detail but only speed read the latest version presuming there were only minor amendments.

It is a shame because generally I think the document is excellent.

Many Thanks

Nigel and Sue Curry.  
Sent from my iPad

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**From:** I JONES <i.s.jones@btinternet.com>  
**Sent:** 22 June 2020 11:28  
**To:** SW-Neighbourhood Planning  
**Subject:** Neighbourhood Plan

We have recently learned of the proposed change to the development boundary for Galmpton, Kingsbridge, from the pre-submission version to the submission version.

It is very concerning that such an important change should be made at the eleventh hour but also that such an important change should be made without any warning or announcement, thus limiting the possibility of residents' awareness and eliminating the possibility of adequate consultation.

The inclusion of the additional area in the proposed development boundary could have a serious detrimental effect on the listed building called 'Townsend' and the properties adjacent to the additional area.

We would, therefore, wish to register our objection to the proposed change to the development boundary for Galmpton and would hope that you will revert to pre-submission version.

Regards  
I. S. & S.M. Jones  
"Home Vale"  
Galmpton

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**From:** Duncan Smith  
**Sent:** 22 June 2020 12:49  
**To:** sam.wyatt26@gmail.com  
**Cc:** SW-Neighbourhood Planning  
**Subject:** RE: Neighbourhood plan for South Huish comment and concerns.

Dear Mrs Wyatt,  
I acknowledge receipt of your email below...Duncan

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**From:** SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>  
**Sent:** 22 June 2020 12:47  
**To:** Duncan Smith <Duncan.Smith@swdevon.gov.uk>  
**Subject:** FW: Neighbourhood plan for South Huish comment and concerns.

**Sarah Packham** | Neighbourhood Planning Senior Case Manager  
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



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[www.westdevon.gov.uk](http://www.westdevon.gov.uk)

**From:** Sandra Wyatt <[sam.wyatt26@gmail.com](mailto:sam.wyatt26@gmail.com)>  
**Sent:** 19 June 2020 12:43  
**To:** SW-Neighbourhood Planning <[NeighbourhoodPlan@swdevon.gov.uk](mailto:NeighbourhoodPlan@swdevon.gov.uk)>  
**Subject:** Fwd: Neighbourhood plan for South Huish comment and concerns.

Hello - please can you acknowledge that you have received this email for consideration and it supersedes the one that I have previously submitted.

----- Forwarded message -----

**From:** Sandra Wyatt <[sam.wyatt26@gmail.com](mailto:sam.wyatt26@gmail.com)>  
**Date:** Thursday, 18 June 2020  
**Subject:** Neighbourhood plan for South Huish comment and concerns.  
**To:** [neighbourhoodplan@swdevon.gov.uk](mailto:neighbourhoodplan@swdevon.gov.uk)

- I would like to raise concern about the proposed new settlement boundary for Galmpton. The boundary now includes a green agricultural field currently and historically used extensively as part of Burton Farm. The land proposed to be included is adjacent to the green by Higher Orchard and to the Northern area of Galmpton, known as Kennel Field. I am very worried that this would raise the possibility of planning being granted in this green field which would be detrimental to the rural nature of Galmpton village. I can see no reason for this field to be included in the settlement boundary unless there has been a sub plan devised for it to be used for housing despite having been turned down on appeal under the ANOB criteria as having too much impact on the village.

In the original neighbourhood plan, I believe this field was not included however this appears to have changed - why is Burton Lane not be used as an obvious choice to form the settlement boundary as this would be in keeping with Hope Cove settlement boundary which follows the convolutions of the existing houses.

Criteria for development boundaries should surely include only residential curtilages not large areas of land - I believe that in planning settlement boundaries they should not include properties separated from the main body of the settlement by areas of open land not forming a residential cartilage. The new proposal of Kennel field to be within the development boundary rather than using the natural boundary of Burton Lane would raise the potential for development which would not be advantageous to the village, this can be supported by the findings of the inspector in recent planning appeals for development of Kennel Field.

The parish steering committee decided to include Kennel Field to more closely follow the historic boundary of Galmpton- as long standing residents of the village and parents before, we know that there is no record of a historic boundary. I also do not understand the need for a boundary to now be implemented - surely any ribbon development between Hope Cove and Galmpton can be opposed using planning guidance in an AONB?

Many thanks for your consideration on this matter.

Sandra Wyatt





## **South Hams District Council**

Draft Response to the

### **South Huish Neighbourhood Plan Regulation 16 consultation**

June 2020

The South Huish Neighbourhood Plan was submitted to South Hams District Council on 28<sup>th</sup> February 2020. The Council was satisfied that the submission draft and accompanying documents complied with all the relevant statutory requirements

A formal consultation on the South Huish Plan took place between Monday 16<sup>th</sup> March and Monday 27<sup>th</sup> April. During the consultation period the Government introduced Lock Down measures (23<sup>rd</sup> March 2020) which may have curbed the ability/opportunity of some consultees to respond.

In the light of this, South Hams District Council decided, in consultation with South Huish Parish Council, to reopen the consultation. The further period of consultation took place between 11<sup>th</sup> May 2020 and 22<sup>nd</sup> June 2020. The Parish Council having agreed to undertake the following measures to ensure all consultees and members of the local community had the opportunity to view the South Neighbourhood Plan and make comments upon it if they so wish:-

- Laminated posters and information sheets be displayed at all prominent locations – including Malborough & South Huish Post Offices, Fisherman's Reading Room and on the windows/doors of local businesses where possible.
- A request will be made to the Cottage Hotel and The Cove to include an information sheet to any food deliveries/collections within the parish.
- The Neighbourhood Plan Team will contact all those within the parish who previously provided feedback – be it via website/email or telephone if they are not otherwise connected.

- Hard copies of the plan will be delivered to anyone who requests one – they can be ordered via a Parish Councillor, by one of the NDP team or by contacting the Clerk on 07704 941150.
- Anyone without internet access wanting to provide written feedback will be able to leave the details at Malborough Post Office OR if they are in self-isolation and unable to leave their property they can contact the Clerk on the above number and collection of their letter will be arranged.
- The updated details will be posted on the website.
- Reminders will be provided on the Hope Cove Facebook page.
- A general email to all parish contacts will be issued asking for the information to be widely shared. This will include a copy of the information sheet that can be printed and passed on.
- We will also ensure that all details are passed to our Volunteer Team to ensure that vulnerable people receive full details (in writing) when shopping/supplies are dropped off.
- Any comments received in the earlier round of consultation will be passed to the Examiner.

The plan was publicised in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations and representations invited between 11<sup>th</sup> May 2020 and 22<sup>nd</sup> June 2020. All consultation replies received during the earlier period of consultation (Monday 16<sup>th</sup> March and Monday 27<sup>th</sup> April) will be made available to the Examination of the Plan.

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

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

Policy/Text	Comments
<p><b>Policy SH EC 01 Tourism related employment and retention of hotels</b></p> <p>The change of use or redevelopment of a hotel to non-hotel use will only be permitted provided that:</p> <p>a) The proposed use would be compatible with the existing building and its surroundings and setting within the South Devon AONB;</p>	<p>No comments.</p>

<p>b) No significant loss of hotel accommodation in the Parish or detriment to local employment through the loss of hotel accommodation will result;</p> <p>c) Demand for the hotel accommodation no longer exists. Development may include:</p> <p>d) Rehabilitation, re-use or redevelopment of existing premises.</p> <p>e) Change of use to residential care or extra care which supports the plan objectives to both provide employment and affordable housing for the elderly as stated in Policy SH H1 (Affordable Housing)</p> <p>Where the loss of a hotel or tourism related site is justified as no longer viable the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable sale price (comparable with valuations achieved elsewhere in the District) for a minimum period of 2 years.</p>	
<p><b>Policy SH EC 02:Local Rural Employment</b></p> <p>The conversion of redundant agricultural buildings and their expansion for small scale employment uses will be acceptable in principle within the countryside provided that:</p> <p>a) The scale of employment use is appropriate to the accessibility of the site by public transport, cycling and standard of local highways;</p> <p>b) Proposals respect the character and qualities of the landscape and environment as outlined in Policy SH Env 2 and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.</p> <p>An existing building is considered redundant if it has remained vacant for a period exceeding two years. Evidence in the form of dated photographs will be required to confirm the period that the building has remained vacant.</p>	<p>No comment.</p>
<p><b>Policy SH Env 1 Settlement Boundaries and avoidance of coalescence</b></p> <p>The settlement boundaries for Hope Cove and Galmpton designated in this Plan and illustrated in figures 14 and 15 shall be used for the purposes of determining all planning applications in the parish.</p>	<p>At Regulation 14 stage the Council expressed concern in respect of the Galmpton settlement boundary (SB) in particular the necessity for that SB. Whilst the Plan has been amended to include a fuller justification of the SB inclusion, the Council question whether this proposal affords the protection to Galmpton that its omission would bring. In particular, within the proposed boundary, there would be a presumption in favour of development. Its omission would require development proposals to be considered against JLP countryside policies. This concern is</p>

<p>Development proposals beyond these boundaries that would lead to any coalescence between Hope Cove, Galmpton, South Huish and Thurlestone Sands will not be permitted.</p>	<p>reinforced by the decision to extend the Galmpton SB eastwards in response to representations that were lodged in response to the Regulation 14 consultation.</p>
<p><b>Policy SH Env2 Impact on the South Devon Area of Outstanding Natural Beauty (AONB)</b></p> <p>All future development in the Parish should have due regard of its impact on the AONB, Undeveloped Coast, Heritage Coast, the rural landscape and the guidance on development set by the South Devon AONB Unit. All development proposals within the Parish should successfully demonstrate that they satisfy all of the following criteria:</p> <ul style="list-style-type: none"> <li>a) They maintain the intrinsic character of the landscapes affected;</li> <li>b) The proposal's visual and environmental impact on the AONB, Heritage Coast and Undeveloped Coast has been assessed and minimized;</li> <li>c) It is demonstrated that they conform to the guidance on development in the AONB Management Plan and AONB Planning Guidance;</li> <li>d) They cannot be accommodated reasonably outside the Heritage Coast and Undeveloped Coast designations;</li> <li>e) Substantial harm to or loss of irreplaceable habitats such as ancient woodland and within historic boundary features, banks and ditches should be wholly exceptional;</li> <li>f) An appreciation should be made of the natural assets and constraints of a development site. This shall be commensurate with the level of development proposed. This requirement does not remove any obligation to prepare a Strategic Environment Assessment on previously undeveloped land and compliance with the environmental aspects of the local validation process for Planning Applications as required by SHDC.<sup>17</sup></li> <li>g) Take opportunities available, where reasonable, for improving public access to and the enjoyment of the coast.</li> </ul>	<p>No comment</p>

<p><b>Policy SH Env3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish</b></p> <p>All future developments must demonstrate an awareness and management of wildlife corridors through the parish and connecting to the broader green infrastructure of South Devon. Any development should also be informed by the Wildlife Resource Map and species record produced for the Plan<sup>18</sup>. The purpose of referring to the South Hams Green Infrastructure Framework is to build on the Strategic Aims and Actions of the framework adding and improving the GI resource at a local level</p> <p>a) Applicants should consider the opportunities, constraints and checklists outlined in the South Hams Green Infrastructure (GI) Framework. <sup>19</sup></p> <p>b) An appreciation is required on all developments within the parish of how green infrastructure has been incorporated into the proposed development. This shall be commensurate with the level of development proposed.</p> <p>c) Protection of locally distinctive natural features in a development such as Devon Banks, stone walls, hedgerows and the protection of existing mature trees beyond those protected within a Tree Preservation Order should be included as part of the above statement.</p> <p>d) Where the opportunity arises any alien and foreign species of trees considered invasive or harmful should be replaced with indigenous species.</p> <p>e) Future development should promote where reasonable opportunities for improving access to heritage assets through new walking routes.</p>	<p>No comment.</p>
<p><b>Policy SH Env4 Local Green Spaces</b></p> <p>A number of green open spaces within the Parish are designated as LGS. These sites illustrated in figures 16 A to C have been identified by the community as of special value to South Huish Parish and hold a particular significance to the place namely;</p> <ul style="list-style-type: none"> <li>• Their beauty and tranquillity;</li> <li>• Historic significance;</li> <li>• Passive and active recreational value;</li> </ul>	<p>No comment</p>

<ul style="list-style-type: none"> <li>• High environmental quality;</li> <li>• The richness of habitats and wildlife;</li> <li>• To maintain the open character of the parish;</li> <li>• The historic landscape setting of settlement is retained;</li> </ul> <p>The justification for each site listed below against the criteria set in NPPF clause 100 is included within the evidence base as Appendix A3</p> <p>LGS1 Not used;</p> <p>LGS2 New Road and Channel View junction;</p> <p>LGS3 Not used;</p> <p>LGS4 New Road by Arabia and Mewstone;</p> <p>LGS5 Between Shippen Lane and Harbour Lane at South West end;</p> <p>LGS6 Outer Hope carpark and Fisherman's carpark;</p> <p>LGS7 Cannon and Anchor;</p> <p>LGS8 New Road and bypass green triangle;</p> <p>LGS9 The Downs;</p> <p>LGS10 Weymouth Park;</p> <p>LGS11 The Green Galmpton;</p> <p>LGS12 by Higher Orchard Galmpton.</p> <p>LGS 13 Coastguard Station Gardens Inner Hope</p>	
<p><b>Policy SH Env5 Locally Important Views</b></p> <p>There are a number of views across South Huish Parish from public land and routes that are considered locally important. These are illustrated in figures 17A and 17B.</p> <p>The description of each view and points to be considered are included below and within the evidence base as Appendix A4.</p> <p>The quality of the views to the coast or the countryside should be safeguarded in any future development within the Parish. The views help define the character of the Parish and the AONB as outlined in AONB Management Policy Lan/P6. Development within the foreground or middle ground of these views should not harm and should, where possible, contribute positively to the existing composition of natural and built elements. Development should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view.</p> <p>The views comprise panoramas within the acute angle of two arrows defining the extent of the view. The views cover distant</p>	<p>No comment</p>

<p>ones of the settlement or are more localised within the settlement, each is considered locally important by the community.</p>	
<p><b>Policy SH Env 6, Encouraging renewable energy and low carbon development</b></p> <p>The development of small scale renewable energy generation where supported by the community will be encouraged, this includes:</p> <ul style="list-style-type: none"> <li>• Biomass; coppicing local woodland and hedgerows;</li> <li>• Hydro; power generation from local watercourses;</li> <li>• Small scale solar power when roof mounted on domestic, employment and agricultural buildings;</li> <li>• Ground source and air source heat pumps.</li> </ul> <p>Wind turbines and large-scale ground mounted solar power are not considered appropriate methods of generation within the parish.</p> <p>For the purposes of this policy small scale is defined as less than 50Kwp. All development of small scale renewable energy generation within the parish must demonstrate that it will not affect the integrity of the Statutory and Non Statutory wildlife sites<sup>20</sup> within the parish and will have no detrimental impacts on South Devon AONB, and the SSSI's within or surrounding the parish. All proposals must be supported by protected species surveys and the identification of any necessary mitigation measures.</p>	<p>No comment.</p>
<p><b>Policy SH Env 7, Reduction of existing flood risk</b></p> <p>A mix of permanent improvements and regular maintenance is supported to eliminate regular flooding in the vicinity of the following sites:</p> <ul style="list-style-type: none"> <li>• Meadow View Terrace</li> <li>• New Road</li> <li>• Lower Hope bypass</li> <li>• Vicinity of Lodge House and St. John's Lodge</li> </ul> <p>The locations of the flood risk where improvements are required is illustrated in Figure 18</p>	<p>No comment</p>



<p>The plan supports any improvements and maintenance by Devon County Council of the areas that are noted to flood.</p>	
<p><b>Policy SH Env 8, Drainage Impact</b>  All development within the Parish that requires planning permission should be aware of the impact of the proposals on the existing foul and surface water system in the Parish and describe what mitigation measures are proposed within the development site. The measures shall be commensurate with the level of development proposed.  Any proposals in the proximity of the Environment Agency flood risk area illustrated in figure 18 should take account of the Outer Hope Feasibility Study (assessing flood risk and mitigation) prepared on behalf of SHDC by Atkins in August 2013 included as Appendix B18 and are expected to demonstrate no adverse impact on local streams, leat, flood channels and neighbouring properties.  This requirement does not remove any obligation to prepare a Drainage Assessment through the local validation process for Planning Applications as required by SHDC.<sup>21</sup></p>	<p>No comment.</p>
<p><b>Policy SH Env 9, Dark Skies and the avoidance of light pollution</b>  Development should not detract from the unlit environment of the Parish.  The use of a high proportion of glass in walls and roofs without consideration of the impact on the environment when internally lit will be discouraged.  Security lighting, outside lighting and floodlighting should be designed to minimise their impact on the night sky and lighting deflected downwards and switched off after midnight.</p>	<p>No comment.</p>
<p><b>Policy SH H1 Affordable Housing</b>  This plan supports proposals for affordable housing development within the settlement boundaries or as exception sites. Such developments could include proposals for Community Led Housing and should meet the requirements of other policies of this plan. The NPPF (2019) definition of affordable housing is included in Appendix B19 .All development should meet the following requirements:  a) The number of affordable homes to be delivered is in line with the need as defined by Devon Homes Choice or the local</p>	<p>No comment.</p>

<p>affordable housing register in place at the time and , where a need has been identified, includes, custom and self-build plots where feasible;</p> <p>b) The range and size of dwellings is in line with the need as defined by Devon Homes choice;</p> <p>c) Housing for young families in the form of starter homes and the increasing number of elderly in the Parish is provided in the form of sheltered, extra care or assisted living housing where required and evidenced;</p> <p>d) Homes shall be occupied by people with a local connection;</p> <p>e) Affordable housing for sale shall be subject to a legal covenant to ensure the homes remain affordable and that the discount is maintained in perpetuity;</p> <p>f) Where affordable housing is delivered through the subsidy from market housing in line with SHDC Joint Local Development Plan Policy DEV 8, such market housing is subject to a principal residence condition as set out in Policy SH H2;</p> <p>g) The controls associated with development in the AONB as set out in Policy SH Env2 and the latest South Devon AONB Management Plan and Planning Guidance are strictly followed.</p> <p>h) The inclusion of high speed digital technology such as broadband and good mobile phone coverage is supported to attract school, working age families and home working.</p>	
<p><b>Policy SH H2 Principal Residence</b></p> <p>a) New open market housing, excluding replacement dwellings, will only be supported where there is a planning obligation to ensure its occupancy as a Principal Residence. This policy is as a result of impact upon the local housing market of second or holiday homes. This occupancy restriction will therefore require the imposition of a planning condition or legal agreement. New unrestricted market homes will not be supported at any time.</p> <p>b) Principal Residences are defined as those occupied as the residents' sole or main residence, where the residents spend</p>	<p>No comment.</p>

<p>the majority of their time when not working away from home. The condition or obligation on new open market homes will require that they are occupied only as the primary (principal) residence of those persons entitled to occupy them.</p> <p>c) Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and be obliged to provide this proof if and when SHDC requests this information. Proof of Principal Residence includes but is not limited to residents being registered on the local electoral register and being registered for and attending local services including healthcare, and schools.</p> <p>d) This policy applies to all new build development both allocated and windfall sites where open market housing is proposed within the Neighbourhood Plan Area. A replacement dwelling is defined as a single new build dwelling replacing an existing dwelling.</p> <p>e) A replacement dwelling is defined as a single new build dwelling replacing an existing dwelling, of equivalent size and design as the original dwelling.</p>	
<p><b>Policy SH H3 Exception Sites outside the settlement boundary</b></p> <p>This plan supports the use of Exception Sites to deliver affordable housing; this is in line with National Policy and JLP policy TTV 27. A site will only be permitted if:</p> <p>a) It meets a proven need for affordable housing for local people;</p> <p>b) Management of the scheme will ensure that the dwellings continue to meet such proven needs for initial and subsequent occupiers;</p> <p>c) Where the impact on the visual and landscape amenity of the area and the AONB is not adverse and the design is in compliance with SH Env2 and the latest version of the South Devon AONB Management Plan and AONB Planning Guidance;</p> <p>d) Where the identified site is adjoining or very near the settlement boundary;</p> <p>e) At South Hams District Council's discretion, a small number of market homes not exceeding 40% of the homes or</p>	<p>No comment.</p>

<p>land take may be permitted where necessary to be financially viable.</p> <p>f) The proposal meets the requirement of all other relevant policies of the Plan and the Joint Local Plan.</p>	
<p><b>Policy SH T1: Traffic calming in South Huish</b> Sustainable solutions to calm traffic through the villages of the Parish are supported. Measures supported include;</p> <p>a) Reduction of road speeds through Galmpton and Hope Cove particularly at the Hope Cove Bypass and New Road;</p> <p>b) Consideration of road safety measures between the villages;</p> <p>c) Introduction of gateway features at the entrances to the village and changes in road surface treatment through the villages in order to calm and slow down traffic;</p> <p>d) Introduction of safer pedestrian routes away from the highway including signing and safe surface treatments.</p>	<p>This policy is not strictly a land use policy although it simply expresses support for such projects. It may be better included in a community actions section of the plan.</p>
<p><b>Policy SH T2: Car Parking</b></p> <p>a) Unless designed as part of an overall parking strategy within a development proposals which generate an increase in on-street car, trailer and boat parking will be resisted.</p> <p>b) No development will be supported within the Parish that causes the loss in the number of public car parking spaces. Should the spaces be relocated, there should be no reduction in their convenience and proximity to the village centre.</p> <p>c) New residential development including sheltered housing should ensure there is no increase in on-street car or boat parking and meets the following parking standards on site;</p> <p>1 bedroom 1 space plus 1 space per 3 dwellings for visitors;</p> <p>2 bedrooms 2 spaces;</p> <p>3 or more bedrooms 3 spaces.</p> <p>d) Proposals which seek to include parking provision below these standards will require robust justification which takes into account the sites accessibility, proximity to and availability of public transport with regards to the use, type and mix of development proposed.</p>	<p>No comment.</p>

<p>e) New car parking proposals which adversely affect the setting of a development and surrounding landscape features will be discouraged;</p> <p>f) Provision of car spaces and charging points for electric vehicles and other ultra-low emission vehicles will be supported.</p>	
<p><b>Policy SH T3: Footpaths and cycleways</b></p> <p>All new development in the Plan area should link to a safe path network that connects the Parish, surrounding settlements, and the SW Coast Path where feasible. Where appropriate, opportunities to improve and extend the existing network will be sought as part of any development proposals. New and existing footpaths should:</p> <ul style="list-style-type: none"> <li>a) where appropriate and excluding the SW Coast Path promote their use as cycleways;</li> <li>b) introduce and help establish new routes including circular routes connecting Malborough, Galampton, Hope Cove, South Milton, Hope Barton and Bolberry and an improved route for cyclists to Kingsbridge and Salcombe;</li> <li>c) have durable surfacing and effective drainage;</li> <li>d) be easy to navigate with discreet rural signage;</li> <li>e) be accessible to those with special needs where feasible;</li> <li>f) include improved footbridges and stiles where required.</li> </ul> <p>No new footpath should have a detrimental impact on wildlife habitats as outlined in the Wildlife Resource Map (Appendix B10) and any future revision included in the Evidence Base.</p> <p>The existing footpath network is shown in Figure 19.</p> <p>Proposals for new footpaths ,changes to existing public rights of way, new surfaces and structures must follow due legal process and obtain consent of the land owners and the Highways Authority.</p>	<p>No comment</p>
<p><b>Policy SH HW 1, Community Facilities</b></p>	<p>No comment.</p>

<p>a) Development that results in the loss of community facilities and public spaces as outlined above in paragraph 6.6.3 or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed.</p> <p>b) New residential development will where practicable be expected to deliver new community facilities including Open Space, Sports and Recreation (OSSR) facilities on site. On smaller sites or where this is not practicable a planning obligation will be sought to mitigate the impact of new residents through new and improved provision in an appropriate location. For OSSR facilities this should be in accordance with the priorities and projects identified in the South Huish Parish OSSR Plan. Facilities identified include; new children's play area in Hope Cove and beach showers within the toilet building in Outer Hope.</p> <p>c) Proposals that involve the use of land in the countryside to facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be supported where they would not have an adverse effect on the AONB, countryside, historic environment, and other land uses in the vicinity. Any proposals that improve access to existing public rights of way will be supported.</p> <p>d) Proposals that promote the public awareness and enjoyment of the historic and natural environment such as heritage and nature trails will be supported. Any future development should include the appropriate enhancement of adjacent heritage and nature trails.</p> <p>e) Ancillary facilities must, where practicable, be accommodated in existing buildings that are of a general design in keeping with their surroundings.</p>	
<p><b>Policy SH HW2 Local Shops and Services</b> The loss of any existing shops and services will not be supported and any increase in provision supported. In the event that the</p>	<p>No comment.</p>

<p>loss of a shop is proposed on the basis that it is no longer being viable, the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable rent for a minimum period of two years.</p>	
<p><b>Policy SH HBE 1 Non-Designated Heritage Assets</b>  The historic environment should be conserved and enhanced. Proposals that directly or indirectly affect the significance of the following non-designated heritage assets located within the parish should be judged according to the scale of any harm or loss and the significance of the asset to the parish;</p> <ol style="list-style-type: none"> <li>1. Not used</li> <li>2. Fisherman’s Reading Room Inner Hope</li> <li>3. Methodist Chapel Inner Hope (1862)</li> <li>4. St Clements Church Hope Cove</li> <li>5. Harbour Wall Outer Hope</li> <li>6. Pilchard Cellar Outer Hope</li> <li>7. The Kiln Outer Hope</li> <li>8. The Sea Captain’s Houses (Ashleigh, and Tarqua,) Outer Hope</li> <li>9. Terrace Outer Hope comprising Shippen Cottage, Harbour Cottage, Anchor Cottage and Camac Cottage, Osborn House, Yabsley Cottages, and Moorings.</li> <li>10. The Cannon and Anchor, Outer Hope</li> <li>11. The Pill Box, Boat Sands, Outer Hope</li> </ol> <p>The location of the above non-designated heritage assets and extent of the site covered by the designation are shown on Figure 20A and B and details of the selection criteria used are set out in Appendix A5 .</p>	<p>No comment.</p>
<p><b>Policy SH HBE 2: Safeguarding Heritage Assets and the Conservation Area</b>  Within and surrounding the Inner Hope Conservation Area any development should preserve and enhance the Conservation Area and make a positive contribution to the significance of heritage assets and their setting. All project proposals in the Conservation Area and in the vicinity of listed buildings and Non Designated Heritage Assets should conform to the following criteria:</p> <ol style="list-style-type: none"> <li>a) They should contribute positively to the Conservation Area and the character of the existing settlements;</li> </ol>	<p>No comment.</p>



<p>b) If they have an impact on a heritage asset, they should be accompanied by an assessment of the significance of the asset including a desktop and on-site study.</p> <p>c) Use high quality materials that should complement the local and traditional palette of materials used within the Parish.</p> <p>d) Design features such as setbacks, stone, or render walls that are of a colour and texture that match existing examples, and roof details that are locally distinctive to the outstanding and positive character areas should be used.</p> <p>e) Consideration should be given to detailed surface treatments that are locally distinctive.</p> <p>f) Existing wooded areas and mature isolated trees should be retained.</p> <p>g) Doors, windows and roofing materials should be replaced with those of a similar appearance to those used in the construction of the exterior of the original building.</p>	
<p><b>Policy SH HBE 3: Design Quality within the Parish</b></p> <p>1. Any new development in South Huish Parish must demonstrate high quality design. All project proposals should be innovative and in keeping with the area within which it is located, with a palette of materials that respond to and integrate with the local built surroundings, landscape context and setting. The use of local stone is supported and imported stone from outside the South Hams discouraged. A contemporary design solution will be supported providing it respects the context and setting.</p> <p>2. Development throughout the parish but outside the Inner Hope Conservation Area will be supported where:</p> <p>a) Building setbacks follow and match adjoining buildings;</p> <p>b) The design respects the scale and character of existing and surrounding buildings; this does not exclude an innovative contemporary design approach;</p> <p>c) High quality materials that complement the local and traditional palette of materials found within South Huish Parish are used;</p> <p>d) The principles of sustainable and low carbon design as defined by Joint Local Plan Policy Dev 32;</p> <p>e) It has regard to the requirements of CPTeD and 'Secured by Design' to minimise the likelihood and fear of crime and acts of</p>	<p>No comment.</p>

<p>anti-social and unacceptable behaviour and community conflict in the built environment;</p> <p>f) It reduces the dependence on the private car by supporting and connecting directly to other more sustainable modes such as walking, cycling and public transport.</p> <p>3. The subdivision of existing plots will only be supported where there is no loss in character or environmental quality of the surroundings, there is suitable highway access on at least one boundary, plot and unit sizes are comparable with adjacent properties, adequate amenity space is provided and the amenity of adjoining properties is not compromised.</p> <p>4. Proposals should seek to avoid damage to and retain existing trees and hedges in situ. Where retention is not feasible, lost trees and hedges should be replaced with provision elsewhere on site.</p> <p>5. Development must not exacerbate flooding risks.</p> <p>6. Existing footpaths or public rights of way must be retained or acceptable diversions agreed.</p>	
<p><b>Policy SH ED 1 Promotion of local skills</b></p> <p>Opportunities for the development and promotion of local traditional and rural skills such as fishing, fish processing, farming, rural construction and safeguarding these for future generations will be encouraged.</p> <p>Development proposals in the hospitality, tourism, fishing, rural construction and agriculture sectors will be supported where they provide training facilities to improve the knowledge and skills of local people.</p> <p>Development proposals that establish training links with the South West's universities and further/higher education facilities will also be supported.</p>	<p>No comment.</p>

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