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**South Hams
District Council**



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West Devon Borough Council

Response to the

Bridestowe and Sourton Neighbourhood Plan Regulation 16 consultation

August 2020

The Bridestowe & Sourton Neighbourhood Plan was submitted to South Hams District Council on 4th June 2020. 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 29th June 2020 and 10th August 2020. West Devon Borough Council made a full response to the Regulation 14 consultation carried out by the Qualifying Body in respect of the Bridestowe & Sourton Neighbourhood Plan.

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

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

Comments on the General Text

.There is a general need to update the Plan in respect of the Plymouth and South West Devon Joint Local Plan (JLP) which adopted by the participating Councils in March 2019 and replaced other Plans such as the West Devon Core Strategy. Similarly updates are required in respect of Plans which cover the Dartmoor National Park Area. Specific references for correction are set out below.

References to the National Planning Policy Framework (NPPF) should refer to the 2019 version.

Para 1.1.5: Reference to the Core Strategy should be removed. The JLP is the adopted Plan.

Para 1.5.16: Remove reference to the Core Strategy.

Para 5.5.20: Update in terms of DNP Local Plan status.

Para 1.5.21: Remove reference to "existing LA Plan" and refer to the JLP.

Para 1.5.27: remove reference to WDBC's 2011 Strategic Plan and refer to the JLP.

Para 2.1.2: Bullet Point 1: Remove reference to West Devon Local Framework and refer to the JLP. Also update in respect of status of DNP Plans.

Para 2.1.2: Bullet Point 2: Reference should be to NPPF (2019).

Para 2.1.3: Reference should be to adopted JLP. Reference to Core Strategy should be removed.

Para 2.1.1: Reference should be to NPPF (2019).

Para 2.3: Reference drawn from NPPF should align with 2019 version.

Para 3.2: Remove reference to Core Strategy and refer JLP. Also reference to NPPF should be to 2019 version.

Para 3.2.3: Sourton is part in the DNP therefore this paragraph needs to be clear on which Authority has responsibility for the areas being referred to.

Para 3.2.7: Update reference drawn from Core Strategy.

Para 3.2.11: Update reference drawn from Core Strategy.

Para 3.3.6: Update reference drawn from Core Strategy.

Para 3.4.1: Update reference drawn from Core Strategy.

Para 5.1.1: Take out reference to Local Plan and refer to JLP as adopted.

Para 5.1.5: Sourton is part in the DNP therefore this paragraph needs to be clear on which Authority has responsibility for the areas being referred to.

Para below Policy H2: Update in terms of DNP Local Plan status.

Para 5.1.9: Take out reference to Local Plan and refer to JLP as adopted.

2nd para below Policy H5: take out reference too Core Strategy.

Policy/Text	Comments
<p>Policy H1 Sustainable housing development Proposals for new housing development will be supported that meets the strategic objective at a scale and in locations that are in accordance with the National Planning Policy Framework, development plan policies and relevant neighbourhood plan policies, where they support the continued sustainability and viability of communities in the Plan area by providing new homes, including but not limited to affordable and local needs housing to meet the objectively assessed local housing needs of the Plan area (Appendix IV)</p>	<p>No comment.</p>
<p>Policy H2 Development Boundary for Sustainable Housing development The development of Bridestowe and Sourton shall be focused within the development boundaries of Bridestowe and Sourton as identified in the proposal maps on following page. Development proposals will be supported within the development boundary subject to compliance with other policies in the development plan. Development proposals outside the development boundary will not be permitted unless they are in accordance with the National Planning Policy Framework and Neighbourhood Development Plan.</p>	<p>No comment.</p>
<p>Policy H3 Allocated Sites The Neighbourhood Development Plan identifies the following sites for housing allocation in Bridestowe and are shown on Proposal Map</p>	<p>No comment.</p>

<p>Site ref: Location 4 Land adjacent to the Cemetery SX 516896 5 Land at Springfield Residential Home SX 518893 (Proposed housing for the elderly, adjacent to Springfield Residential Home) Development proposals will be supported on the above sites provided the development accords with relevant policies within the neighbourhood plan and the LA development plan.</p>	
<p>Policy H3a. Land Adjacent to the Cemetery Any application would be accompanied by:-</p> <ul style="list-style-type: none"> • A Landscape Visual Assessment with landscape proposals that reflect the importance of ensuring this development does not detract from the special qualities of the Dartmoor National Park, and • An approved Waste Water and Surface Water Drainage Strategy, that recognises the possible need for some limited on-site cut and fill to ensure the site's drainage system can be gravity fed, and • A Transport Assessment to consider any necessary changes to the road layout on Pool Hill and off the A30. • An assessment of how the proposed development is intended to meet local housing needs (as well as other required documents). <p>Mini Brief</p> <ul style="list-style-type: none"> • The preferred site access would be via the closed road. • The development should create a positive visual frontage, providing an attractive entrance to the village that is in character with the area. It is important that visual screening of existing trees is maintained. • Be of a density that reflects the rural nature of the area, giving an impression of space and avoiding uniform house and plot layouts. • Design of the houses takes into account the view and should centre on public open green spaces, including selected tree planting, to be provided within the development. 	<p>The need for Landscape Visual Assessment and Transport Assessment will be determined by the local list and need not be referenced in the Policy.</p> <p>Suggest the "Mini Brief" is included in the justification.</p>

<ul style="list-style-type: none"> • Include a children’s play space in accordance with adopted standards • Limit the height of development so that it is not prominent in the landscape • Existing hedgerows to be maintained and managed to maintain and enhance the wildlife interest. Existing hedgerow height should be maintained to provide adequate screening • Be designed to mitigate any potential adverse impacts upon existing residential and community interests • This development may be required by legal obligation to provide or contribute towards wider and long term planning benefits reasonably associated with the alleviation of any such impacts. 	
<p>Policy H3b. Land at Springfield Residential Home, Bridestowe Any application would be accompanied by:-</p> <ul style="list-style-type: none"> • A Transport Assessment to reflect concerns about the volume of traffic in the country lane and lack of a pavement, • An approved Waste Water and Surface Water Drainage Strategy that recognizes the possible need for some limited on-site cut and fill to ensure the site’s drainage system can be gravity fed • An assessment of how the proposed development is intended to meet local housing needs (as well as other required documents). <p>Mini brief</p> <ul style="list-style-type: none"> • The preferred site access from beside the existing access to Springfield House from Pigs Leg Lane. • Design should include selected tree planting to be provided within the development. • Limit the height of development so that it is not prominent in the landscape • Existing hedgerows to be maintained and managed to maintain and enhance the wildlife interest. Existing hedgerow height should be maintained to provide adequate screening 	<p>The need for a Transport Assessment will be determined by the local list and need not be referenced in the Policy.</p> <p>Suggest the “Mini Brief” is included in the justification.</p>

<ul style="list-style-type: none"> • Be designed to mitigate any potential adverse impacts upon existing residential and community interests - this development may be required by legal obligation to provide or contribute towards wider and long term planning benefits reasonably associated with the alleviation of any such impacts. 	
<p>Policy H4 Rural Exception Sites for Local Allocation Development proposals on sites outside but adjacent or near to the development boundaries of Bridestowe and Sourton, whose primary purpose is to provide affordable housing to meet local needs in perpetuity and to enhance or maintain the vitality of the communities will be supported, where they:</p> <ul style="list-style-type: none"> a) accord with the Development Plan; and b) are clearly affordable led; and c) would be well related to the physical form of the settlement and appropriate in scale and character and appearance. <p>In addition, proposals should demonstrate a consideration of the impacts on landscape and landscape setting of the settlement.</p>	<p>No comment.</p>
<p>Policy H5 Design and Quality of New Development Applications for new development will be supported provided they meet the following criteria:</p> <ul style="list-style-type: none"> a) It demonstrates high quality design through the use of scale, density, layout, height and mass, materials and detailing, that reflects local character and distinctiveness; and b) Where feasible and proportionate to the scheme, incorporates sustainable construction techniques and energy conservation measures and small scale energy production; and c) Utilises sustainable drainage systems (SuDS) and sewage disposal methods; and d) Where feasible and proportionate to the scheme enhances biodiversity; and e) It respects and works with the existing landscape and natural and historic environment; and f) It protects individuals and property from overlooking and loss of privacy, overshadowing and overbearing 	<p>No comment.</p>

<p>impacts, and unreasonable noise and disturbance; and</p> <p>g) It improves safety through design and layout, minimising opportunities for crime, fear of crime and antisocial behaviour.</p> <p>h) It minimises light pollution particularly for developments outside or at edges of existing settlements</p> <p>In addition, proposals should demonstrate a design process that has clearly considered the design principles as set out in the Village Design Statement in Appendix VI</p>	
<p>Policy H6 Conversion of Buildings in the Countryside Outside Dartmoor National Park and where planning permission is required*, the conversion of redundant or disused rural buildings of substantial and permanent construction which positively contribute to an area's rural character for residential uses will be supported where:</p> <p>a) A suitable access to the building is in place or can be created without damaging the surrounding area's rural character and the road network can support the proposed use; and</p> <p>b) The building can be converted without significant alteration, extension or rebuilding; and</p> <p>c) The design will respect the original character of the building and its surroundings; and</p> <p>d) The development will retain any nature conservation interest associated with the site or building, and provide net gains in biodiversity where possible; and</p> <p>e) It protects individuals and property from overlooking and loss of privacy, overshadowing and overbearing impacts, and unreasonable noise and disturbance.</p> <p>In addition, support will be given to proposals where the design process has clearly considered the existing context and its response to climate change and changing social conditions including need for adaptability. (* i.e. excluding Permitted Development rights)</p>	<p>No comment.</p>
<p>Policy H7 Transport and Accessibility. All new development should:</p> <p>a) provide an appropriate level of off street parking i.e. 2 parking spaces for 2 bedroom houses and 3 for larger houses, subject to viability and, where possible, include additional off road visitor parking spaces;</p>	<p>No comment.</p>

<p>and b) demonstrate a safe and suitable access to the site for all people and not cause a significantly adverse impact on the local road network that cannot be managed or mitigated; and c) where feasible, discourage on street parking; and d) be consistent with the Development Plan.</p>	
<p>Policy H8. Flood risk Development should be located away from areas at risk of flooding, and flood measures are included in the development to ensure that flood risk in surrounding areas is not increased in accordance with existing policies.</p>	<p>No comment.</p>
<p>Policy EH 1. General Landscape The siting, scale, form, layout, design, materials and landscaping of any development proposal within the areas of Bridestowe and Sourton should respect, conserve and enhance, wherever possible, the rural nature and existing visual landscape quality of the area, its wildlife and the heritage value of the Parishes. In addition, development should also respect the important contribution the open countryside makes to the setting and visual quality of Bridestowe and Sourton, In particular, new development should, wherever possible: a) Maintain existing hedgerows, trees and woodland; and b) Provide for the planting of new trees and hedgerows on boundaries and within sites and the creation of wildlife habitats.</p>	<p>No comment.</p>
<p>Policy EH.2 - Farm Diversification Outside Dartmoor National Park proposals for development that enable farm diversification or for changes required for agriculture or appropriate land management practices, which respect or enhance the natural environment will be supported, providing that proposals are complementary to, or compatible with, the existing agricultural use.</p>	<p>No comment.</p>
<p>EH3 – Local Green Space Designations The areas shown in Table 1 are the proposed designated Local Green Spaces, namely Bridestowe</p>	<p>Suggest a plan illustrating the LGS site is included in body of the Plan.</p>

<p>Sporting Green, cricket field and central green space and Sourton's village green. Development on these areas will not be permitted other than in very special circumstances.</p>	
<p>Policy EH 4. Wildlife Protection All developments are expected to accord with national policy and the LA Development Plan and should not cause significant direct or indirect harm to any site designated for its wildlife value. Biodiversity enhancement plan will be required where proportionate. Proposals to protect or restore any existing features, or to create new features of wildlife habitat - particularly where these form linkage between habitats in or beyond the site - will be supported.</p>	<p>No comment.</p>
<p>Policy EH 5. Trees and Hedgerows Proposals for new housing or business development should include measures for the protection during the course of development of existing trees/hedgerows of significant landscape, amenity, historic or conservation value. Where appropriate, such proposals should include provision for additional planting of native trees and hedges to enhance the landscape character of the wider area within the two parishes</p>	<p>No comment.</p>
<p>Policy EH 6. Heritage Assets In accordance with national policy the potential impact of the development proposal on a heritage asset and its setting should be fully assessed. The relevant historic environment record should have been consulted as a minimum requirement. Due regard should be given to the list of non designated heritage assets which has been compiled by the communities (Appendix X)</p>	<p>No comment.</p>
<p>Policy E1. General Business Development Guidelines Outside the National Park, applications for new small-scale business development and uses will be supported subject to fulfilling all the following criteria: • the development is in an accessible and sustainable location</p>	<p>No comment.</p>

<ul style="list-style-type: none"> • the scale and nature of the proposals would not have significant adverse impacts on the amenities of adjoining businesses and householders, on the landscape or on sites designated for their biodiversity importance • the scale and nature of the proposals would be compatible with other land-use activities • any increase in traffic resulting from the proposal can be safely accommodated on the local road network • the use of sustainable forms of construction, providing energy conservation measures & renewable energy • provision is made for parking appropriate to the needs of the development • landscaping and green screening is deployed, where necessary to reduce visual impact. 	
<p>Policy E2. Small scale expansions Business development on land already in employment use in Bridestowe and Sourton will be supported subject to the following criteria:</p> <ul style="list-style-type: none"> a) The scale and nature of the proposals would not have significant harmful impacts on the amenities of adjoining activities; and b) The scale and nature of the proposals would not have unacceptable conflicts with other land-use activities; and c) The proposal would not have unacceptable impacts on the local road network; and d) They provide sustainable forms of construction, energy conservation measures and renewable energy where feasible; and e) Provision is made for parking appropriate to the needs of the development; and f) They would contribute to the character and vitality of the local area; and g) They would not adversely affect residential amenity 	<p>No comment.</p>
<p>Policy E3. Protection of employment sites Outside Dartmoor National Park, employment sites within the plan area shall be retained for employment</p>	<p>No comment.</p>

<p>use unless appropriate advertising and publicity fails to attract a new business after 1 year and the owner can prove that the site is no longer viable for employment use.</p>	
<p>Policy E 4. Communications Infrastructure Outside Dartmoor National Park proposals which seek the expansion of telecommunication facilities, electronics communication networks and high-speed broadband along with improvements to connectivity will be supported so long as the proposal does not have a harmful impact on the landscape, heritage assets, biodiversity, national park special qualities and residential amenity.</p>	<p>No comment.</p>
<p>Policy E5. Tourism Development Outside Dartmoor National Park, proposals for the development and expansion of tourism - related businesses will be supported providing that:</p> <ul style="list-style-type: none"> • the scale of development is small and proportionate to existing activity and the immediate locality • the potential impact on neighbouring residential properties is acceptable having regard to potential noise and disturbance • they do not have a significant adverse impact on the landscape and are mitigated by extensive landscaping and visual screening • traffic, access and highway issues are satisfactorily addressed 	<p>No comment.</p>
<p>Policy LC 1 Microgeneration energy development Proposals will be supported for microgeneration renewable energy infrastructure, (outside Dartmoor National Park), that is compatible with the landscape sensitivity of the Parishes and does not, either individually or cumulatively, have an adverse impact on the special qualities of the landscape within the plan area or the setting of Dartmoor National Park. These projects will be supported provided the following conditions are met:</p>	<p>No comment.</p>

<p>1. The siting and appearance of any proposed development must ensure minimal impact on the landscape considering the landscape context, scale and openness, visual amenity, cumulative effects and settlement pattern;</p> <p>2. Any associated structures must sit well in the landscape and be similar in height and extent to existing structures in the local landscape so as not to adversely affect visual horizons and the key vistas listed in Appendix VII;</p> <p>4. The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;</p> <p>5. The developer must show evidence that the development will have no adverse impacts in terms of drainage, noise, vibration, amplitude modulation, visual reflection, dazzle, odour, electromagnetic interference or other adverse impacts on neighbouring properties associated with the installed equipment; and</p> <p>6. The developer must show evidence that the development will have no adverse impact on the natural environment or local hydrology.</p>	
<p>Policy CW1 Community assets and facilities Community assets and facilities that are valued by the community will be protected and changes of use resulting in the loss of these assets will not be supported unless the following can be demonstrated:</p> <p>a) The proposal includes alternative provision, on a site within the Parishes, of equivalent or enhanced facilities. Such sites should be accessible by public transport, walking and cycling and have adequate car parking; or</p> <p>b) Satisfactory evidence is produced that there is no longer an economic justification to protect the asset and all reasonable efforts have been made to secure alternative business or community or social enterprise re-use.</p> <p>Existing community facilities: Education</p>	<p>No comment.</p>

<p>Bridestowe Primary School Boasley Primary School Treetops Pre school Community buildings Bridestowe Village Hall Methodist Church Hall Sourton Village Hall Churches 3 Churches: St Bridget's St Thomas a Becket Bridestowe Methodist Church Sport and Leisure Town Meadow's small green space with limited play equipment *Sporting Green * Bridestowe Cricket Field * Bridestowe and Sourton village green * Proposed designated local green spaces</p>	
<p>Policy CW 2 Sporting/recreational facilities Proposals that provide for additional public open space, sports facilities, or access to shared facilities, which meet the needs of schools and the wider community, will be supported where they: a) Do not have an adverse impact on residential amenity; and b) They provide suitable access and car parking. Any proposals for built development that are on sites used for these amenities but not associated with these uses and/or will result in the loss of these facilities, will not be supported.</p>	<p>No comment</p>
<p>CW3 Future sporting facility at Bridestowe Village Hall A proposal to provide additional sporting facilities at the village hall site will be supported providing it doesn't impact negatively on the character and appearance of the area.</p>	<p>Policy should be cross referenced to Fig 5.</p>

Duncan Smith

Neighbourhood Planning Officer

South Hams District and West Devon Borough Councils

Email: Duncan.smith@swdevon.gov.uk

Telephone: 01803 861178

From: Roger English
Sent: 17 June 2020 14:23
To: SW-Neighbourhood Planning
Cc: Vanessa Gray
Subject: FW: Bridestowe and Sourton
Attachments: Public Notice - BS(002).docx

Thank you for your message, however the Bridestowe and Sourton Neighbourhood Plan area does not relate to the South Devon Area of Outstanding Natural Beauty (AONB). With this in mind we will not be providing a consultation response on this occasion.

Regards,
Roger

Roger English | AONB Manager
South Devon Area of Outstanding Natural Beauty
Follaton House, Plymouth Road, Totnes, Devon, TQ9 5NE
Office: 01803 229331 Mobile: 07935 395301
Email & Teams: roger.english@southdevonaonb.org.uk
www.southdevonaonb.org.uk



(1/6/2020) Telephone numbers for the South Devon AONB Team have now changed. Note that the main office number is now 01803 229330 and my direct dial number is now 01803 229331. Please update any contact information you hold and visit the website for other direct dial numbers.

From: SW-Neighbourhood Planning
Sent: 17 June 2020 14:00
To: Cllr Caroline Mott ; Cllr Terry Southcott ; Alex Rehaag ; Alex Wish ; Alexis Huggins ; Andy Wellington ; Anna Henderson-Smith ; Cassandra Harrison ; Chris Brook ; Claire Fryer ; Clare Chapman ; Cllr Ric Cheadle ; Cllr Tony Leech ; David Parkes ; Duncan Smith ; ElectionsWD ; enquiries@tamarvalley.org.uk ; Estates ; Graham Lawrence ; Graham Swiss ; Joanna Rumble ; Kate Cantwell ; Katherine Jones ; Land Charges ; Lee Marshall ; Liz Tucker ; Patrick Whymer ; Phil Baker ; Richard Gage ; Rob Ellis ; Rob Sekula ; SW-Neighbourhood Planning ; Thomas Jones ; Tom Morris ; Roger English ; BT open reach ; COAL authority ; ee ; Environment agency ; Environment Agency (2) ; Exeter City Council NP Dept ; Gas - Wales & west ; General inbox highways England ; General inbox Historic England ; Highways England ; Highways England Gaynor ; Historic England (David.Stuart@historicengland.org.uk) ; Homes England ; IDF ; Marine Management UK (Consultations.mmo@marinemanagement.org.uk) ; Mono Consultants ; Natural England ; Natural England (2) ; network rail ; New Devon CCG ; NHS ; Roger English ; CVS ; South West Water ; three ; vodafone & o2 ; West Devon CVS ; wESTERN POWER
Subject: FW: Bridestowe and Sourton

Dear Consultee,

As a consultee to the Bridestowe and Sourton 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 Bridestowe and Sourton Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 29th June 2020 to Monday 3rd August 2020.

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

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

Alison Young

Glebe Caravan Park

Pigs Leg Lane

Bridestowe,

Okehampton

EX20 4ER

01837 861157

Please respond to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 3rd August 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 or the Neighbourhood Plan websites: www.bridestowe.org.uk www.sourtonpc.org.uk

Duncan Smith

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



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Public Notice



**West Devon
Borough
Council**

Bridestowe and Sourton Parish Council has submitted their plan proposal to West Devon Borough Council for their designated Neighbourhood Development Plan Area, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

West Devon Borough Council is consulting residents and other interested stakeholders on the plan proposal for the Bridestowe and Sourton Parish Neighbourhood Development Plan Area.

Consultation will run for 6 weeks between Monday 29th June and Monday 3rd August 2020.

To view the full plan proposal please visit:

<https://www.neighbourhoodplanning.swdevon.gov.uk/bridestoweandsourton>

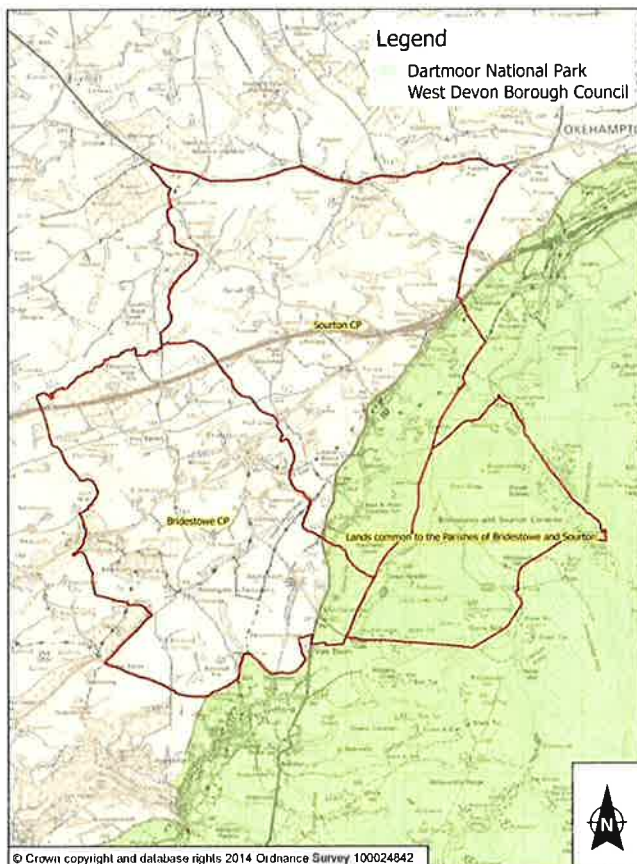
Or the Neighbourhood Plan websites www.bridestowe.org.uk www.sourtonpc.org.uk

FIGURE 1

Bridestowe and Sourton Parish Boundaries

Scale 1:60,000

Compiled by dpartridge on 19/8/2014



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Having considered this advice West Devon Borough Council, following discussions with Bridestowe and Sourton Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available if requested subject to necessary Covid19 precautions being adhered to. Please contact the Parish Council by mail or telephone to obtain a copy at :- Alison Young, Glebe Caravan Park, Pigs Leg Lane, Bridestowe, Okehampton EX20 4ER.

Tel: 01837 861157

You can comment by emailing us at neighbourhood.planning@swdevon.gov.uk, or send us your response in writing to: Neighbourhood Planning, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.

Please make any representations to the Council by 3rd August 2020.

If you wish to be notified of the local planning authority's decision under Regulation 19 (the outcome of the independent examination of the plan), please clearly request this when you make comment.

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

From: Parish, Sally <Sally.Parish@highwaysengland.co.uk>
Sent: 18 June 2020 12:35
To: SW-Neighbourhood Planning
Cc: Garnier, Chrystèle
Subject: Bridestowe and Sourton 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 submission draft of the Bridestowe and Sourton Neighbourhood Plan. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN), which in this case comprises the A30 trunk road which passes through both parishes. We previously provided comments on the pre-submission draft Plan in January 2018.

We have reviewed the submission version draft and remain satisfied that the proposed policies within the Plan are unlikely to result in development which will adversely impact the SRN and we therefore have no specific comments to make. These comments do not however 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 appropriate 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

**PLANNING
AWARDS 2020
SHORTLIST**

From: SW-Neighbourhood Planning [<mailto:NeighbourhoodPlan@swdevon.gov.uk>]
Sent: 17 June 2020 14:00
To: Cllr Caroline Mott <Cllr.Caroline.Mott@westdevon.gov.uk>; Cllr Terry Southcott <Cllr.Terry.Southcott@westdevon.gov.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Clare Chapman <Clare.Chapman@swdevon.gov.uk>; Cllr Ric Cheadle <Cllr.Ric.Cheadle@westdevon.gov.uk>; Cllr Tony Leech <cllr.tony.leech@westdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; ElectionsWD <elections@westdevon.gov.uk>; enquiries@tamarvalley.org.uk; Estates <Estates@swdevon.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Joanna Rumble <jrumble@dartmoor.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer

<Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; BT open reach <CBYD@openreach.co.uk>; COAL authority <planningconsultation@coal.gov.uk>; ee <public.affairs@ee.co.uk>; Environment agency <enquiries@environment-agency.gov.uk>; Environment Agency (2) <SPDC@environment-agency.gov.uk>; Exeter City Council NP Dept <jill.day@exeter.gov.uk>; Gas - Wales & west <enquiries@wwutilities.co.uk>; General inbox highways England <planningsw@highwaysengland.co.uk>; General inbox Historic England <southwestcasework@historicensland.org.uk>; Highways England <Info@highwaysengland.co.uk>; Gallacher, Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>; Historic England (David.Stuart@historicensland.org.uk) <David.Stuart@historicensland.org.uk>; Homes England <enquiries@homesengland.gov.uk>; IDF <ldf@exeter.gov.uk>; Marine Management UK (Consultations.mmo@marinemanagement.org.uk) <Consultations.mmo@marinemanagement.org.uk>; Mono Consultants <dpm@monoconsultants.com>; Natural England <enquiries@naturalengland.org.uk>; Natural England (2) <consultations@naturalengland.org.uk>; network rail <townplanningwestern@networkrail.co.uk>; New Devon CCG <james.short@nhs.net>; NHS <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS <cvs@southhamscvs.org.uk>; South West Water <developerservicesplanning@southwestwater.co.uk>; three <jane.evans@three.co.uk>; vodafone & o2 <EMF.Enquiries@ctil.co.uk>; West Devon CVS <info@westdevoncvcs.org.uk>; WESTERN POWER <pelsen@westernpower.co.uk>

Subject: FW: Bridestowe and Sourton

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Alison Young

Glebe Caravan Park

Pigs Leg Lane

Bridestowe,

Okehampton

EX20 4ER

01837 861157

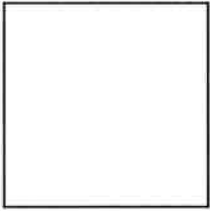
Please respond to this consultation by email to SW-Neighbourhood Planning
<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 3rd August 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 or the Neighbourhood Plan websites: www.bridestowe.org.uk www.sourtonpc.org.uk

Duncan Smith

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



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<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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From: SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>
Sent: 30 July 2020 11:54
To: SW-Neighbourhood Planning
Subject: NE Response 321108: Bridestowe and Sourton (West Devon)
Attachments: Public Notice - BS(002).docx; 321108 NE Response.pdf

For the attention of Duncan Smith

Bridestowe and Sourton Neighbourhood Plan – Regulation 16

Please find attached Natural England's response in relation to the above mentioned consultation.

Kind regards,

Victoria Kirkham
Operations Delivery
Consultations Team
Natural England
County Hall
Spetchley Road
Worcester WR5 2NP

www.gov.uk/natural-england

We are here to secure a healthy natural environment for people to enjoy, where wildlife is protected and England's traditional landscapes are safeguarded for future generations.



During the current coronavirus situation, Natural England staff are working remotely to provide our services and support our customers and stakeholders. All offices and our Mail Hub are closed, so please send any documents by email or contact us by phone or email to let us know how we can help you. See the latest news on the coronavirus at <http://www.gov.uk/coronavirus> and Natural England's regularly updated operational update at <https://www.gov.uk/government/news/operational-update-covid-19>.

Stay alert, control the virus, save lives.

Natural England offers two chargeable services - the Discretionary Advice Service, which provides pre-application and post-consent advice on planning/licensing proposals to developers and consultants, and the Pre-submission Screening Service for European Protected Species mitigation licence applications. These services help applicants take appropriate account of environmental considerations at an early stage of project development, reduce uncertainty, the risk of delay and added cost at a later stage, whilst securing good results for the natural environment.

For further information on the Discretionary Advice Service see [here](#)

For further information on the Pre-submission Screening Service see [here](#)

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

Sent: 17 June 2020 14:00

To: Cllr Caroline Mott <Cllr.Caroline.Mott@westdevon.gov.uk>; Cllr Terry Southcott <Cllr.Terry.Southcott@westdevon.gov.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Clare Chapman <Clare.Chapman@swdevon.gov.uk>; Cllr Ric Cheadle <Cllr.Ric.Cheadle@westdevon.gov.uk>; Cllr Tony Leech <cllr.tony.leech@westdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; ElectionsWD <elections@westdevon.gov.uk>; enquiries@tamarvalley.org.uk; Estates <Estates@swdevon.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Joanna Rumble <jrumble@dartmoor.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; BT open reach <CBYD@openreach.co.uk>; COAL authority <planningconsultation@coal.gov.uk>; ee <public.affairs@ee.co.uk>; Enquiries, Unit <enquiries@environment-agency.gov.uk>; SPDC <SPDC@environment-agency.gov.uk>; Exeter City Council NP Dept <jill.day@exeter.gov.uk>; Gas - Wales & west <enquiries@wwutilities.co.uk>; General inbox highways England <planningsw@highwaysengland.co.uk>; General inbox Historic England <southwestcasework@historicengland.org.uk>; Highways England <info@highwaysengland.co.uk>; Highways England Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>; Historic England (David.Stuart@historicengland.org.uk) <David.Stuart@historicengland.org.uk>; Homes England <enquiries@homesengland.gov.uk>; IDF <ldf@exeter.gov.uk>; SM-MMO-Consultations (MMO) <Consultations.MMO@marinemanagement.org.uk>; Mono Consultants <dpm@monoconsultants.com>; SM-NE-Enquiries (NE) <enquiries@naturalengland.org.uk>; SM-NE-Consultations (NE) <consultations@naturalengland.org.uk>; network rail <townplanningwestern@networkrail.co.uk>; New Devon CCG <james.short@nhs.net>; NHS <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS <cvs@southhamscvs.org.uk>; South West Water <developerservicesplanning@southwestwater.co.uk>; three <jane.evans@three.co.uk>; vodafone & o2 <EMF.Enquiries@ctil.co.uk>; West Devon CVS <info@westdevoncvcs.org.uk>; WESTERN POWER <pelsen@westernpower.co.uk>

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Duncan Smith

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



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responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

Public Notice



**West Devon
Borough
Council**

Bridestowe and Sourton Parish Council has submitted their plan proposal to West Devon Borough Council for their designated Neighbourhood Development Plan Area, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

West Devon Borough Council is consulting residents and other interested stakeholders on the plan proposal for the Bridestowe and Sourton Parish Neighbourhood Development Plan Area.

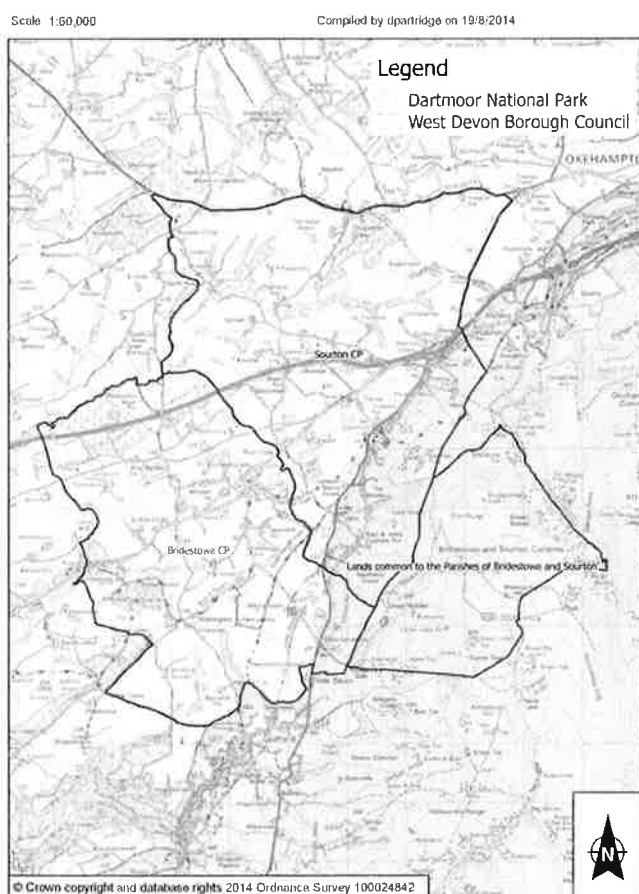
Consultation will run for 6 weeks between Monday 29th June and Monday 3rd August 2020.

To view the full plan proposal please visit:

<https://www.neighbourhoodplanning.swdevon.gov.uk/bridestoweandsourton>

Or the Neighbourhood Plan websites www.bridestowe.org.uk www.sourtonpc.org.uk

FIGURE 1
Bridestowe and Sourton Parish Boundaries



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

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Tel: 01837 861157

You can comment by emailing us at neighbourhood.planning@swdevon.gov.uk, or send us your response in writing to: Neighbourhood Planning, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.

Please make any representations to the Council by 3rd August 2020.

If you wish to be notified of the local planning authority's decision under Regulation 19 (the outcome of the independent examination of the plan), please clearly request this when you make comment.

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

Date: 30 July 2020
Our ref: 321108
Your ref: Bridestowe & Sourton NP



Duncan Smith
Neighbourhood Planning Officer
South Hams District and West Devon Borough Councils

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

BY EMAIL ONLY
NeighbourhoodPlan@swdevon.gov.uk

T 0300 060 3900

Dear Mr Smith

Bridestowe and Sourton Neighbourhood Plan – Regulation 16

Thank you for your consultation on the above dated 17 June 2020.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on the Bridestowe and Sourton Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours Choose salutation

Victoria Kirkham
Consultations Team

From: Duncan Smith
Sent: 04 August 2020 15:24
To: SW-Neighbourhood Planning; Sarah Packham
Subject: FW: Bridestowe and Sourton- amendment to consultation date
Attachments: Public Notice - BS(002).pdf

Sarah....Can you put on the Reg 16 responses file for B&S....Thanks D

From: SW-Neighbourhood Planning
Sent: 04 August 2020 15:22
To: 'Daniel Janota'
Subject: FW: Bridestowe and Sourton- amendment to consultation date

Daniel.....Hope you are well. We consulted the NP in respect of the Bridestowe and Sourton NP. The closing date for consultations is 10 August. To date we have had no response. The Plan area lies partly within the NP area. We have appointed an Examiner.

I'd be pleased if we could have a response as soon as possible as I need to issue the Reg 16 comments from both our Authorities.

Regards
Duncan

From: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Sent: 18 June 2020 13:44
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Cllr Caroline Mott <Cllr.Caroline.Mott@westdevon.gov.uk>; Cllr Terry Southcott <Cllr.Terry.Southcott@westdevon.gov.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Clare Chapman <Clare.Chapman@swdevon.gov.uk>; Cllr Ric Cheadle <Cllr.Ric.Cheadle@westdevon.gov.uk>; Cllr Tony Leech <cllr.tony.leech@westdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; ElectionsWD <elections@westdevon.gov.uk>; enquiries@tamarvalley.org.uk; Estates <Estates@swdevon.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Joanna Rumble <jrumble@dartmoor.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; BT open reach <CBYD@openreach.co.uk>; COAL authority <planningconsultation@coal.gov.uk>; ee <public.affairs@ee.co.uk>; Environment agency <enquiries@environment-agency.gov.uk>; Environment Agency (2) <SPDC@environment-agency.gov.uk>; Exeter City Council NP Dept <jill.day@exeter.gov.uk>; Gas - Wales & west <enquiries@wwutilities.co.uk>; General inbox highways England <planningsw@highwaysengland.co.uk>; General inbox Historic England <southwestcasework@historicengland.org.uk>; Highways England <info@highwaysengland.co.uk>; Highways England Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>; Historic England <David.Stuart@historicengland.org.uk>; Homes England <enquiries@homesengland.gov.uk>; IDF <ldf@exeter.gov.uk>; Marine Management UK <Consultations.mmo@marinemanagement.org.uk>; Mono Consultants <dpm@monoconsultants.com>; Natural England <enquiries@naturalengland.org.uk>; Natural England (2) <consultations@naturalengland.org.uk>; network rail <townplanningwestern@networkrail.co.uk>; New Devon

CCG <james.short@nhs.net>; NHS <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS <cvs@southhams cvs.org.uk>; South West Water <developerservicesplanning@southwestwater.co.uk>; three <jane.evans@three.co.uk>; vodafone & o2 <EMF.Enquiries@ctil.co.uk>; West Devon CVS <info@westdevon cvs.org.uk>; wESTERN POWER <pelsen@westernpower.co.uk>

Subject: RE: Bridestowe and Sourton- amendment to consultation date

Dear All,

Apologies, please note the date of the consultation is now Monday 29th June and Monday 10th August 2020.

Many thanks

Sarah Packham | Neighbourhood Planning Senior Case Manager
West Devon Borough Council | South Hams District Council

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

Sent: 17 June 2020 14:00

To: Cllr Caroline Mott <Cllr.Caroline.Mott@westdevon.gov.uk>; Cllr Terry Southcott <Cllr.Terry.Southcott@westdevon.gov.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Clare Chapman <Clare.Chapman@swdevon.gov.uk>; Cllr Ric Cheadle <Cllr.Ric.Cheadle@westdevon.gov.uk>; Cllr Tony Leech <cllr.tony.leech@westdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; ElectionsWD <elections@westdevon.gov.uk>; enquiries@tamarvalley.org.uk; Estates <Estates@swdevon.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Joanna Rumble <jrumble@dartmoor.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>; Roger English <roger.english@southdevonaonb.org.uk>; BT open reach <CBYD@openreach.co.uk>; COAL authority <planningconsultation@coal.gov.uk>; ee <public.affairs@ee.co.uk>; Environment agency <enquiries@environment-agency.gov.uk>; Environment Agency (2) <SPDC@environment-agency.gov.uk>; Exeter City Council NP Dept <jill.day@exeter.gov.uk>; Gas - Wales & west <enquiries@wwutilities.co.uk>; General inbox highways England <planningsw@highwaysengland.co.uk>; General inbox Historic England <southwestcasework@historicengland.org.uk>; Highways England <info@highwaysengland.co.uk>; Highways England Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>; Historic England (David.Stuart@historicengland.org.uk) <David.Stuart@historicengland.org.uk>; Homes England <enquiries@homesengland.gov.uk>; IDF <ldf@exeter.gov.uk>; Marine Management UK (Consultations.mmo@marinemanagement.org.uk) <Consultations.mmo@marinemanagement.org.uk>; Mono Consultants <dpm@monoconsultants.com>; Natural England <enquiries@naturalengland.org.uk>; Natural England (2) <consultations@naturalengland.org.uk>; network rail <townplanningwestern@networkrail.co.uk>; New Devon

CCG <james.short@nhs.net>; NHS <ian.turnbull@nhs.net>; Roger English <Roger.English@swdevon.gov.uk>; CVS <cvs@southhamscvs.org.uk>; South West Water <developerservicesplanning@southwestwater.co.uk>; three <jane.evans@three.co.uk>; vodafone & o2 <EMF.Enquiries@ctil.co.uk>; West Devon CVS <info@westdevoncvcs.org.uk>; wESTERN POWER <pelsen@westernpower.co.uk>

Subject: FW: Bridestowe and Sourton

Dear Consultee,

As a consultee to the Bridestowe and Sourton 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 Bridestowe and Sourton Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Monday 29th June 2020 to Monday 3th August 2020.

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

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

Alison Young

Glebe Caravan Park

Pigs Leg Lane

Bridestowe,

Okehampton

EX20 4ER

01837 861157

Please respond to this consultation by email to SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 3rd August 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.bridestowe.org.uk) or the Neighbourhood Plan website or the Neighbourhood Plan websites: www.bridestowe.org.uk
www.sourtonpc.org.uk

Duncan Smith

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

Public Notice



**West Devon
Borough
Council**

Bridestowe and Sourton Parish Council has submitted their plan proposal to West Devon Borough Council for their designated Neighbourhood Development Plan Area, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

West Devon Borough Council is consulting residents and other interested stakeholders on the plan proposal for the Bridestowe and Sourton Parish Neighbourhood Development Plan Area.

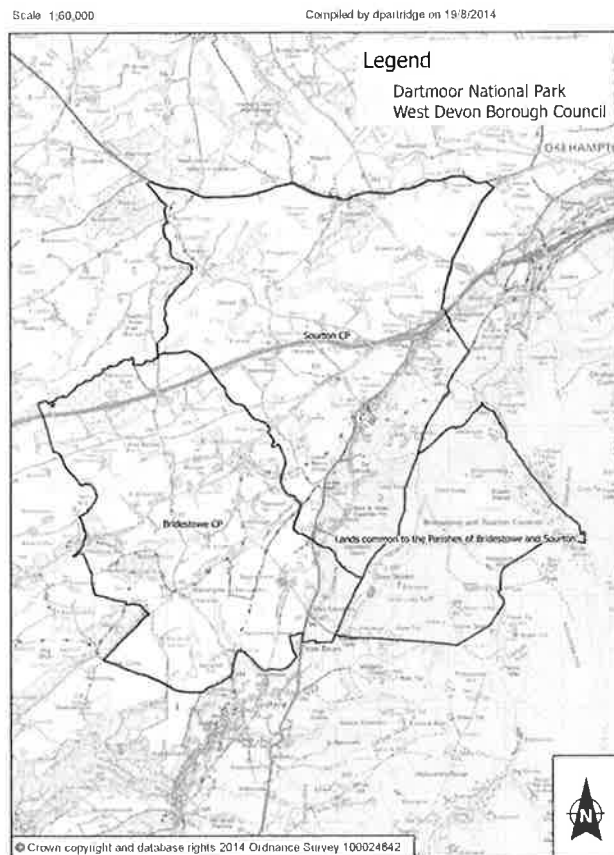
Consultation will run for 6 weeks between Monday 29th June and Monday 10th August 2020.

To view the full plan proposal please visit:

<https://www.neighbourhoodplanning.swdevon.gov.uk/bridestoweandsourton>

Or the Neighbourhood Plan websites www.bridestowe.org.uk www.sourtonpc.org.uk

FIGURE 1
Bridestowe and Sourton Parish Boundaries



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

Having considered this advice West Devon Borough Council, following discussions with Bridestowe and Sourton Parish Council, have decided to proceed with this consultation. In order to take account of the restrictions the Parish Council will make hard copies of the Plan available if requested subject to necessary Covid19 precautions being adhered to. Please contact the Parish Council by mail or telephone to obtain a copy at :- Alison Young, Glebe Caravan Park, Pigs Leg Lane, Bridestowe, Okehampton EX20 4ER.

Tel: 01837 861157

You can comment by emailing us at neighbourhood.planning@swdevon.gov.uk, or send us your response in writing to: Neighbourhood Planning, South Hams District Council, Follaton House, Plymouth Road, Totnes, TQ9 5NE.

Please make any representations to the Council by 3rd August 2020.

If you wish to be notified of the local planning authority's decision under Regulation 19 (the outcome of the independent examination of the plan), please clearly request this when you make comment.

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

From: SPDC@environment-agency.gov.uk
Sent: 06 August 2020 10:17
To: SW-Neighbourhood Planning
Subject: Environment Agency Response to: DC/2014/115021/AP-10/PO1-L01
Attachments: PlanningProposal.rtf

The Local Development Document has been reviewed and I enclose the Environment Agency's comments on:
Area Action Plan
West Devon Borough Council
Area Action Plan

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Mr Duncan Smith
West Devon Borough Council
Forward Planning
Kilworthy Park
Tavistock
Devon
PL19 0BZ

Our ref: DC/2014/115021/AP-
10/PO1-L01
Your ref:
Date: 05 August 2020

Dear Mr Smith

**Bridestowe and Sourton Neighbourhood Development Plan 2016 – 2034
(Regulation 16 version)**

Thank you for your consultation of 17 June 2020 providing us with the opportunity to comment on the submission version of the Bridestowe and Sourton neighbourhood plan.

Environment Agency position

While we support the neighbourhood plan's overarching vision, objectives and environmental policies, we have some concerns about the allocation shown in Policy H3a – Land Adjacent to the Cemetery because this site includes an area of land in flood plain within the red line boundary. There is no evidence provided that the flood risk Sequential Test has been undertaken.

Our detailed comments on the plan are provided below.

Comments

We support the neighbourhood plan's overarching vision/objectives. In particular we are supportive of the requirement for development to be sustainable and not detrimental to the environment. We also welcome the aims to conserve and enhance biodiversity and to encourage low carbon development.

We are pleased to see that some environmental policies have been introduced in this version of the plan e.g. Policy H8 Flood Risk and Policy EH4 Wildlife Protection.

We welcome the requirement in Policy H8 Flood Risk for development to be located away from areas at risk of flooding. However, we have some concerns about the allocation shown in Policy H3a – Land Adjacent to the Cemetery because this site includes an area of land in Flood Zone 3 (high probability of flooding) within the red line boundary. There is no explanation in the supporting text regarding flood risk or stating

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency
Cont/d..

that the flood risk Sequential Test was undertaken prior to the inclusion of this allocation. If the Sequential Test has not been undertaken, this would be contrary to the NPPF and may be considered inconsistent with the Joint Local Plan, so may result in the NDP being found unsound.

To overcome this concern we would recommend that the site boundary is re-drawn to exclude Flood Zone 3. If there is no flood zone within the allocation boundary, the Sequential Test would not be required. Nevertheless, we would still advise that the policy wording is altered because we consider that a site specific Flood Risk Assessment (FRA) will be required to define the true flood extent early in the planning process so that it is clear all development, including new buildings and land raising, will avoid encroachment into the floodplain at that edge of the site.

It is important to ensure that the floodplain corridor adjacent to the River Lew remains free from all development to avoid increasing flood risk within Bridestowe. You may therefore wish to allocate the land to the south of Policy H3a as open space to secure a green corridor adjacent to the river and ensure that the floodplain is not developed. This will ensure that flood risk is not increased. It will have other benefits for the parish, e.g. in addition to amenity, health and recreation benefits for the community, it would also potentially result in environmental gains for riverside biodiversity and protection of water quality.

With regard to nature conservation, we support bullet d) in Policy H6 Conversion of Buildings in the Countryside, which seeks to retain any nature conservation interest within the site, and also to provide net gains where possible. However, we recommend that net gain should be an objective of all development and not just conversions. We would therefore recommend that Policy EH4 Wildlife Protection should also include a requirement for development to provide biodiversity net gains.

Please contact us again if you require any further advice.

Yours sincerely

SARAH SQUIRE
Sustainable Places - Planning Advisor

Direct dial 0208 474 6316
Direct e-mail SPDC@environment-agency.gov.uk

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 10 August 2020 13:44
To: SW-Neighbourhood Planning
Subject: Bridestowe and Sourton Neighbourhood Plan

Dear Duncan

Thank you for your Regulation 16 consultation on the submitted version of the Bridestowe and Sourton Neighbourhood Plan.

Our apologies for the timing of this response; the consultation was inadvertently logged onto our system with a deadline of today's date instead of 3rd August.

But as I am able to confirm that there are no issues associated with the Plan upon which we wish to comment hopefully this will not cause any problems.

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: 17 June 2020 14:00

To: Cllr Caroline Mott; Cllr Terry Southcott; Alex Rehaag; Alex Whish; Alexis Huggins; Andy Wellington; Anna Henderson-Smith; Cassandra Harrison; Chris Brook; Claire Fryer; Clare Chapman; Cllr Ric Cheadle; Cllr Tony Leech; David Parkes; Duncan Smith; ElectionsWD; enquiries@tamarvalley.org.uk; Estates; Graham Lawrence; Graham Swiss; Joanna Rumble; Kate Cantwell; Katherine Jones; Land Charges; Lee Marshall; Liz Tucker; Patrick Whymer; Phil Baker; Richard Gage; Rob Ellis; Rob Sekula; SW-Neighbourhood Planning; Thomas Jones; Tom Morris; Roger English; BT open reach; COAL authority; ee; Environment agency; Environment Agency (2); Exeter City Council NP Dept; Gas - Wales & west; General inbox highways England; South West Casework; Highways England; Highways England Gaynor; Stuart, David; Homes England; IDF; Marine Management UK (Consultations.mmo@marinemanagement.org.uk); Mono Consultants ; Natural England; Natural England (2); network rail; New Devon CCG; NHS; Roger English; CVS; South West Water; three; vodafone & o2; West Devon CVS; WESTERN POWER

Subject: FW: Bridestowe and Sourton

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Duncan Smith

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



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