

Highampton Neighbourhood Plan

Version 8.1

Date: 24th June 2020

Highampton Neighbourhood Plan

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Introduction

1. The Planning Context

Background

- 1.1. The Localism Act introduced by the Government made provision for communities to shape their own future at a local level through the preparation of a Neighbourhood Plan. In 2016, Highampton Parish Council took up this opportunity and was successful with its application to West Devon Borough Council to designate the Parish of Highampton as a Neighbourhood Area (see Appendix 6).
- 1.2. The objective of the Highampton Neighbourhood Plan (HNP) is to involve the residents in identifying and quantifying the future development of the Parish in a manner that is not detrimental to the existing community, is environmentally sustainable, enhances the social, economic and environmental viability of the settlement, meets the needs and aspirations of the general community and acts in general support of the West Devon Borough Council's (WDBC) developing Plan.
- 1.3. Highampton Parish Council (HPC) is the qualifying body in the production of the HNP. The preparation work has been devolved to a Planning Group sub-committee of Parish Council Members and local volunteers consisting of:

Parish Councillor George Burgess
Ms Temo Donovan
Parish Councillor Charles Dumbleton (Chairman)
Ms Jane Francis
Ms Barbara Gale (Secretary)
Mr Tony Hunt
Mr Steve Male (Project Leader)
Parish Councillor Glenn Rose

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Planning and Legislation

- 1.4. The Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, the Localism Act 2011 and the Planning & Compulsory Purchase Act 2004. The policies of the new Plymouth and South West Devon Joint Local Plan, Thriving Towns and Villages, has been considered in the formation of this Neighbourhood Plan

Neighbourhood Planning (General) Regulations 2012

- 1.5. The Government publication on Neighbourhood Planning states:
- 1.5.1. *“Neighbourhood planning is a new way for communities to decide the future of the places where they live and work.”*
- 1.5.2. They will be able to:
- *“choose where they want new homes, shops and offices to be built”*
 - *“have their say on what those new buildings should look like and what infrastructure should be provided”*
 - *“grant planning permission for the new buildings they want to see go ahead”*
- 1.5.3. The government has introduced the community right to do neighbourhood planning through the Localism Act.
- 1.5.4. General regulations governing neighbourhood planning came into effect in April 2012.
- 1.5.5. Regulations on the referendum stage came into force in August 2012.

The Localism Act 2011

- 1.6. The Government published a Plain English Guide to the Localism Act. It states:
- 1.6.1. *“Neighbourhood planning:*
- *Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the*

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places where they live. The Act introduces a new right for communities to draw up a neighbourhood plan.

- *Neighbourhood planning will allow communities, both residents, employees and business, to come together through a local parish council or neighbourhood forum and say where they think new houses, businesses and shops should go – and what they should look like. These plans can be very simple and concise, or go into considerable detail where people want. Local communities will be able to use neighbourhood planning to grant full or outline planning permission in areas where they most want to see new homes and businesses, making it easier and quicker for development to go ahead.*
- *Provided a neighbourhood development plan or order is in line with national planning policy, with the strategic vision for the wider area set by the local authority, and with other legal requirements, local people will be able to vote on it in a referendum. If the plan is approved by a majority of those who vote, then the local authority will bring it into force.”*

Plymouth and South West Devon Joint Local Plan 2016, Thriving Towns and Villages.

1.7. The Joint Local Plan gives support to the Government legislation. Within the section “*Where Should New Homes be Built?*”, the Plan states:

1.7.1. *“The approach for Thriving Towns and Villages, covered in more detail below, can be summarised as follows:*

- *Strengthening the role of the six Area Centres (the towns) and recognising these are the most suitable locations for sustainable growth*
- *Recognising the importance of a second tier of settlements – known as Local Centres – that also provide a range of important services and are suitable for future growth*
- *Encouraging locally led Neighbourhood Plans as the primary means of achieving appropriate levels of growth within other villages and settlements. ...”*

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- 1.8. Within “Villages and Village Networks” it goes on to say:
- 1.8.1. *“The proposal being promoted during this consultation is that allocations for housing and employment will not be included initially within the Joint Local Plan for the villages and the village networks. Instead, the allocations required to sustain these villages and networks, at least in the first instance, will be delivered through Neighbourhood Plans. Detailed local issues relating to housing and employment across the 72 villages are best understood at Neighbourhood Plan level and Neighbourhood Plan groups are best placed to understand the individual and unique local issues.”*
- 1.9. In addition, the Plan includes a section on “*The Role of Neighbourhood Planning*”. This gives clear support for the many topics to be addressed. This includes:
- 1.9.1. *“Neighbourhood Plans shape their local areas and can include policies and land allocations to support locally appropriate growth. They cannot plan for less growth than required in the Joint Local Plan – but can help significantly in shaping where that growth should be to secure the quality and local distinctiveness that communities are seeking.”*
- 1.9.2. *Neighbourhood Plans can also play a key role in securing and delivering community services, infrastructure and open space, sport and recreation facilities working alongside allocations, policies and funding mechanisms established in the Joint Local Plan.*
- 1.9.3. *In addition, Neighbourhood Plans are granted specific powers to designate sites as ‘Local Green Space’ where development will be prevented, except in very special circumstances.*
- 1.9.4. *In a similar vein, Neighbourhood Plans will have a role in defining Development Boundaries.*
- 1.9.5. *Neighbourhood Plans are clearly increasing in importance and gaining profile and credibility.”*
- 1.10. The Plan concludes:
- “The three planning authorities working on the Joint Local Plan are committed to enabling and supporting neighbourhood planning.”*

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2. A Plan for Highampton

Highampton Parish Council

- 2.1. At its 7th October 2015 meeting Highampton Parish Council decided to undertake consultation on the need for a Neighbourhood Plan for Highampton and to seek volunteers for a working group.
- 2.2. It was agreed at the 3rd February 2016 meeting to hold the first meeting of a working group comprising of Parish Councillors and volunteers from residents of the Parish.
- 2.3. On 2nd March 2016 the Parish Council proposed that the Designated Area for the Highampton Neighbourhood Plan should encompass the whole of the Parish and that a submission should be made to West Devon Borough Council.
- 2.4. The Plan Area and application was agreed at Highampton Parish Council meeting on 1st June 2016 together with Terms of Reference for the proposed Neighbourhood Plan Group.
- 2.5. The application for the Designation of the Highampton Neighbourhood Plan Area was agreed by West Devon Borough Council on 25th August 2016 (appendix 6) and the formation of the Highampton Neighbourhood Plan Group (HNPG) approved.

Highampton Neighbourhood Plan Group

- 2.6. The Terms of Reference set out the purpose of the Group as:
 - 2.6.1. To enable the residents of the Parish of Highampton to have an active role in forming planning policies that will guide future development by facilitating and coordinating the preparation of a Neighbourhood Plan for the Parish.
- 2.7. The Objectives of the Group stated:
 - 2.7.1. By active engagement and consultation with the community of Highampton and its stakeholders, the Group aims to develop a Neighbourhood Plan that will: Agree a vision for the future of the Parish; set out planning policies and priorities agreed by the community, which take account of the evidence gathered and have due regard to the emerging strategic development plan of the Local Planning Authority and all applicable national and EU policies and directives; and pass independent examination and be supported in a referendum of the residents of Highampton Parish.

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- 2.8. Membership of the Group is open to those living, working, or carrying on a business in the Parish of Highampton and is set to consist of at least 5 individuals with a maximum of 10. Replacement members may be co-opted by the Group to replace any members who are unable to continue their involvement and additional members may be recruited by the Group to strengthen the skills and experience in respect of any particular issues or opportunities identified.
- 2.9. Particular importance has been attached to the involvement of the community at all stages of the preparation of the Plan. Following public meetings initial consultation was by a Questionnaire and Survey hand delivered to and collected from every residential property in the Parish. Meetings of the Group are open to residents and the minutes published on a dedicated web site, progress reports are made in the Parish newsletter – The Messenger – and on the web site. Also, HNPG reports back to HPC at every Parish Council meeting and answers and questions raised.
- 2.10. The Terms of Reference require the approval of Highampton Parish Council of the first draft Neighbourhood Plan and the final Plan prior to the final submission to the Local Planning Authority.

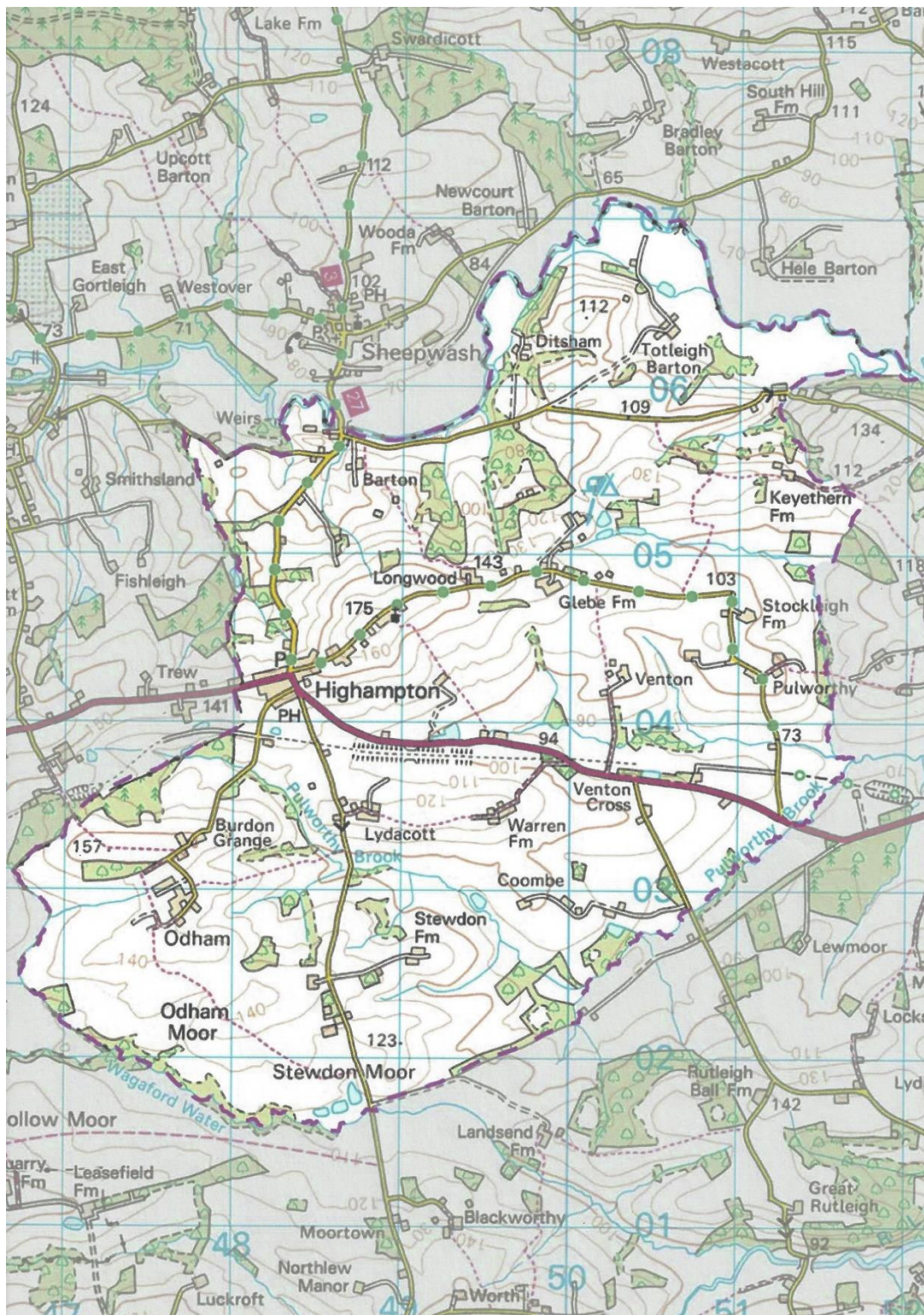
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The Area

3. The Parish of Highampton Overview



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- 3.1. The Parish of Highampton is approximately 4 square miles in area and is situated in undulating countryside. The village of Highampton stands on a conspicuous ridge, a high point in the landscape at the western extremity of the parish on the A3072. The village is at a mean height of around 140m above sea level. To the north east along Church Road the land rises to 176m near the Parish Church, Primary School and Village Hall.
- 3.2. On the A3072 to the west the land remains around 140m but to the north, south and east the land falls away. This location affords many attractive views over predominantly open countryside. Of significance is the outlook to the south which offers a panoramic view of mixed fields and woodlands backed by the range of hills forming the northern edge of Dartmoor National Park.
- 3.3. Highampton Parish is a rural area located at the far north-western extremity of the West Devon Borough Council area.
- To the north and west of the parish boundaries lies Torridge District Council,
 - To the south lies Northlew Parish and
 - To the east lies Hatherleigh Town Council.
- 3.4. Highampton village lying on the western edge of the parish is bounded by Torridge District Council, some 200 metres from the centre of the village. The rest of the parish area is predominantly a farming community where some small businesses, mainly of a rural nature, are also located.
- 3.5. The built environment of the village is a mixture of architectural styles ranging from older traditional thatched buildings to more modern houses and bungalows. Development is generally low density and the larger plot sizes has allowed the retention of many mature trees and hedgerows and softens the impact of the built environment.
- 3.6. The main road serving the parish is the A3072 from Hatherleigh to Holsworthy which bisects the village with two further roads: Church Road to the north-east and Burdon Lane to the south. Also at Highampton village the Sheepwash Road to the north and the Northlew Road to the south join the A3072 to the respective villages.
- 3.7. In Highampton village the A3072 takes a sharp right-angled bend at the junction with the Sheepwash Road. Larger commercial vehicles cannot negotiate this bend without using the full width of the road which can cause a hazard.

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- 3.8. There are 56 houses in Highampton village (*Source survey 2017*) located along the three roads:
- The A3072: 28 houses,
 - Burdon Lane: 17 houses and
 - Church Road: 11 houses.
 - Making a total of 56 houses in the village.
- 3.9. Apart from small insignificant sections, there are no footpaths in Highampton village and pedestrians have no alternative but to use the roads. Church Road, which leads to residential properties, the Parish Church, Primary School and Village Hall, and Burdon Lane, which leads to residential properties, Burdon Grange and Odham, are both mainly single-track roads. Both form part of the Tarka Trail and are used by commercial and agricultural vehicles. Passing traffic on the A372 presents a significant danger to pedestrians.
- 3.10. In the remainder of the parish:
- There are a further 9 houses in Church Road relatively adjacent to the village boundary (*Source survey 2017*).
 - Then 46 houses in the rest of the parish (*Source ONS*).
 - Making a total of 111 houses in the parish (*Source ONS*).
- 3.11. The essentially rural nature of the parish and its separation from main towns and cities cited in the JLP is borne out in the travel needs of the residents.

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4. Highampton History

- 4.1. Highampton has an active History Society and its chairman Mr Charles Dumpleton supplied these notes on the history of the parish.
- 4.2. Highampton was part of the Black Torrington hundred at the time of the writing of the Domesday Book. Later in 1332 Roger de Burdon was assessed for a 10d tax at Heaunton (Highampton). By this time the current church which is of Norman origin was in regular use and various local worthies, mainly members of the Burdon family were buried there.
- 4.3. In 1601 and 1613 Robert Burdon was taxed in a rate levied for the maintenance of Highampton Church and he was plaintiff in a suit against Richard Lippingcott concerning the manors of Odham and Pelworthy (Pulworthy).
- 4.4. Legend has it, during the Civil War Cromwell's troops rode up the valley from Langabeare Hatherleigh to Odham, tethered their horses to the trees and marched up the hill and seized Burdon Grange from its occupier, the cavalier, Captain John Burdon.
- 4.5. In 1654 the will of Richard Burdon left the sum of two pounds to be paid to the poor of the parish of Highampton to be used at the rate of ten shillings a year.
- 4.6. The Torrington to Halwill railway came to Highampton in the 1920s, with local farmers providing equipment and doing much of the labouring on the railway.
- 4.7. The Westlake family who lived and farmed at Canna Park bought Burdon in 1947 and erected a gate to the drive at the bottom of Burdon Lane and this remained there until the road was adopted by the council in 1958.
- 4.8. There is a network of ancient roads and footpaths in the parish. There was also a footpath running from Church Road to Hatherleigh which used to be the main road until it was found unsuitable for stagecoaches which led to the modern road passing the Golden Inn, a staging inn. Passengers had to dismount at the bottom of the hill and walk up to the inn. There is a network of paths which had specific uses such as the coffin path and the postman's path. Also, there are drovers ways which still partly exist as farm tracks, and one field on Town Barton has the ancient name of the pound, which was where straying stock was held.

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5. Environment Overview

- 5.1. Most of the parish consists of agricultural land used predominantly for livestock. The pattern of fields and hedgerows reflects that generally found in the Devon countryside and includes many substantial mature trees.
- 5.2. By Inspection of the Magic database:
- 5.2.1. There are no National Trails through the Parish of Highampton.
- 5.2.2. However, OS map Explorer 112 indicates National Cycle Network Route 27 extends between Church road and Sheepwash and the bridleway to the west of Burdon lane is identified as a traffic-free cycle route.
- 5.2.3. The Parish does not sit in any National Parks nor is there any registered common land.
- 5.2.4. There are no Countryside and Rights of Way Act 2000 section 15 or access land.
- 5.2.5. The only countryside Stewardship allocations are two Sites of Special Scientific Interest:
- A portion of Hollow Moor and Odham Moor projects into the southern extremity of the Parish, some 1.6 Km from the nearest point to the Village edge.
 - Coombe Meadow and Ribsons Meadow also lies along the southern border of the Parish, some 2.5 Km from the nearest point to the Village edge.
 - Both locations are well away from Highampton Village and not affected by the recommendation of the Neighbourhood Plan.
- 5.2.6. There are no Areas of Outstanding Natural Beauty or World Heritage Sites in the Parish.
- 5.3. In general, there are no environmental concerns either in the Parish or explicitly arising from the recommendations of this Neighbourhood Plan.

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6. Population & Housing *(Source ONS 2011 Census)*

6.1. Highampton Parish Population

- Up to 16: 51 residents, 16%. England 18.8%
- 16 to 64: 187 residents, 58%. England 64.8%
- Over 64: 84 residents, 26%. England 16.4%
- Total: 322 residents.

6.2. The Parish of Highampton has a significantly higher over 64 population compared with the English average.

This is also evidenced in the average age of the population *(Source ONS 2011 Census)*:

- Mean age: Highampton 45.1 England 39.3
- Median age: Highampton 49.0 England 39.0

6.3. The make-up of housing in Highampton is:

- Detached House or Bungalow: 87
- Semi-Detached House or Bungalow: 19
- Terraced: 4
- Flat or Maisonette: 1
- Total: 111

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7. Parish Facilities

7.1. Highampton Church

7.1.1. The Church of the Holy Cross is a Grade II listed, and dominates the skyline and dates from Norman times, with extensive restoration in the fifteenth century and more in Victorian times.

7.1.2. The village itself is unusual in not being built around the Church. The village developed on the main road used by the stagecoaches on less high ground, although some farm buildings next to the Church show signs of having been houses

7.2. Shopping

7.2.1. The Highampton village shop having recently closed (August 2017) there are no shopping facilities in the parish with no obvious likelihood of another shop opening.

7.2.2. There are village shops one in Sheepwash (some 2 miles distant) and one in Northlew (4 miles).

7.2.3. There is basic food shopping available at the Hatherleigh Co-Op (4 miles) and more extensive facilities in Holsworthy: Waitrose and Co-Op(10 miles) and Okehampton: Waitrose, Co-Op and Lidl (11 miles).

7.2.4. Major shopping facilities used are in Exeter (35 miles) , Barnstaple (23 miles) and to a lesser extent Plymouth (40 miles).

7.3. An outreach Post Office service operates from the Village Hall on:

- Monday: 1.30 p.m.-4.30 p.m.
- Tuesday: 9.30 p.m.-1.30 p.m.
- Thursday: 10.00 a.m. - 2.00 p.m.
- (Opening hours as of September 2017)

7.4. Public House: The Golden Inn

7.4.1. The local Public House, a former coaching stop, still exists and serves food on occasions.

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7.5. Village Hall

- 7.5.1. The village hall is located outside the current built up area boundary in Church Road.
- 7.5.2. There are several parish activities that occur at the village hall including a pre-school group, the Parish Council meet there on a monthly basis as does the Highampton History Group and the Highampton Neighbourhood Plan Group.
- 7.5.3. As well as these activities there are many groups that meet in the village hall such as art, dancing, ladies' group, skittles club and badminton groups.
- 7.5.4. There are also public social events such as the harvest supper and the village hall is also used for private functions such as wedding receptions, anniversaries and birthday parties.

7.6. Green Spaces

- 7.6.1. Highampton village does not have any communal green spaces as such but in a rural setting there is much farmland in which the village is set. Unfortunately, this is not available for community or recreational use. At the Village Hall there is a children's playground maintained by the Village Hall Committee which includes several rides such as swings and see-saws.

7.7. Highampton Primary School

- 7.7.1. Highampton Primary School is a unique small school that has provided an education for the community on the same site since 1910 but was founded some 40 years before.
- 7.7.2. The building has been extended over the years to provide a wonderful setting of 3 classrooms, an excellent Early Years outdoor space and spacious grounds. Currently (2018) the staff roles are 2 full time teachers that includes the Head of School, a part time teacher, 1 full time teaching assistant and 3 part time teaching assistants. The children are well supported.
- 7.7.3. Highampton Primary School was judged by OFSTED as "Outstanding" in 2012; a source of some pride in the parish.
- 7.7.4. The school has close links with the pre-school situated in the adjacent Village Hall. The school is considered very important in the community and it has an active PTFA who

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work hard to run events to fund raise that involve the whole community.

7.7.5. In 2017 the school became a Dartmoor Federation school with 5 others-Lydford, Bridestowe, Exbourne, Boasley Cross and Northlew Primaries with Okehampton College at the hub. This has provided a working network of the schools supporting each other to provide a great education for the children and opportunities for children to work and play together. After September 2018 further collaboration and support will develop as the school becomes part of the Dartmoor Multi Academy.

7.8. Highampton Pre-School

7.8.1. Highampton Pre-school opened on Friday 5th January 1996 as a parent & toddler group. In January 2001 the Pre-School began extra sessions giving full day-care for 2 days a week. This has now increased to three full days a week.

7.8.2. The Pre-School has a close partnership with Highampton Primary School, and, on a Wednesday afternoon, join them for lunch and stay for activities with the school children.

7.8.3. Highampton Pre-School aims:

- To provide high-quality care and education for children below statutory school age;
- To work in partnership with parents to help children to learn and develop;
- To add to the life and well-being of the local community, and;
- To offer children and their parents a service that promotes equality and values diversity.

7.8.4. Parents are regarded as members who have full participatory rights. These include a right to be: valued, respected, kept informed, consulted, involved and included at all levels.

7.8.5. As a voluntary managed community-based group, the Pre-School also depends on the goodwill of parents and their involvement. Membership of the Pre-School carries expectations on parents for their support and commitment.

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7.9. Medical Services

- 7.9.1. The Parish is not fortunate enough to have a Doctor, and mainly relies for general medical practice on the Blakehouse Surgery in Black Torrington Parish (Torridge District Council) with some residents using Hatherleigh and Okehampton surgeries.
- 7.9.2. More intensive treatments are available at North Devon District Hospital, Barnstaple (30.7 miles) and Royal Devon & Exeter Hospital (36.2 miles) although for some treatments Derriford Hospital, Plymouth is used (36.6 Miles).

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8. Travel

- 8.1. For travel there is little alternative to the car, as the only buses run to markets and larger towns on a weekly basis.
- 8.2. There are return services to Highampton village on (*Published timetable as of September 2017*):
- 8.2.1. Route 631 to Okehampton, calling at Hatherleigh on Saturday leaving Highampton village at 10:05 and returning at 13:17.
- 8.2.2. Route 639 to Holsworthy on Wednesday leaving Highampton village at 09:46 and returning at 14:14.
- 8.2.3. Route 642 to Bideford on Monday leaving Highampton village at 09:25 and returning at 14:40
- 8.2.4. Self-evidently these services cannot be used for travel to work or most shopping. So, for most needs of the residents of Highampton Parish, access to a car is essential.
- 8.3. This was borne out in the Resident Survey with:
- 90% stating they used a car for transport,
 - 5% on foot or by bicycle,
 - 5% mixed.
 - 0% stated they used public transport.
- 8.4. From Highampton Village journey times to principal locations are (*Source: Google Maps*):
- 8.4.1. Smaller Towns
- Hatherleigh: 4 miles approximately 8 minutes
 - Holsworthy: 10 miles approximately 16 minutes (outside JLP area)
- 8.4.2. Main Towns
- Okehampton: 11 miles approximately 21 minutes
 - Tavistock: 25 miles approximately 41 minutes

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8.5. Employment & Commercial Centres

- 8.5.1. Barnstaple: 23 miles approximately 53 minutes (outside JLP area)
- 8.5.2. Exeter: 35 miles approximately 54 minutes (outside JLP area)
- 8.5.3. Plymouth: 40 miles approximately 1hr 14 minutes.
- 8.5.4. Some residents also work in Hatherleigh, Holsworthy, Okehampton and Tavistock.

8.6. The pattern of travel stated by residents in the Resident Survey mirrored this:

8.6.1. Food and household shopping:

- 25% in Holsworthy,
- 25% in Okehampton,
- 18% in Hatherleigh and
- 6% on-line.

8.6.2. Major item shopping:

- 18% in Holsworthy,
- 12% in Okehampton,
- 27% Exeter and
- 24% on-line.

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9. Employment

Burdon Grange

- 9.1. Burdon Grange, on the outskirts of the parish, was the home of the Burdon Family for approximately 650 years and incorporates a Tudor mansion bearing the date 1669.
- 9.2. The house has been significantly enlarged and is now a nursing home for up to 30 people who live with complex health conditions and disabilities, also, those who require rehabilitation following brain injury. Burdon Grange manages the needs of their residents in a pro-active all-encompassing manner working with neurologists and specialists throughout the country. It is by far the biggest employer in the parish with 75 employees.

Tourism

- 9.3. Tourism is represented by: Fishing lodges, Chalets, a Caravan Site, B&B establishments, (although some of these are in Black Torrington Parish in Torridge District Council) and was supported by the arrival of the Ruby Trail, part of the National Sustrans Network that provides a route from Hatherleigh to Holsworthy partly on purpose built tracks using the old railway line.

Wood Yards

- 9.4. There is a sawmill in Burdon lane, MNW Timber Solutions, employing 5 people.
- 9.5. There is also an adjacent wood treatment plant and wood products business, Ruby Timber, employing 7 people.

Agriculture

- 9.6. Agriculture is still a substantial employer in the parish, although much changed in recent years. Thirty years ago, nearly every farm produced milk as well as beef and lamb, but now only a few of the larger farms produce milk whilst the rest have either diversified or been divided up.

The Arvon

- 9.7. Totleigh Barton, the Arvon centre, is a 16th-century thatched manor house with a beautiful and productive garden and orchard and a

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recently refurbished barn. The Arvon is a national creative writing charity, and at Totleigh a small team (three full-time, one part-time) hosts around 45 creative writing courses per year.

- 9.8. Their residential courses and retreats, led by highly acclaimed writers, span poetry to playwriting, song to screenplay, fact to fiction, starting to finishing – and they offer grants to help with course fees for those who need it. Generations of writers have been inspired by their experience at Arvon. The first residential course was run in a community centre in Devon, for a group of 16-18 year olds from a range of local schools. Totleigh Barton became Arvon's first centre in 1972.
- 9.9. Each year, over 40 of their courses are with vulnerable groups and schools, from young people who have experienced bullying to adults recovering from an addiction. They also work closely with teachers to support their professional development. To ensure the doors stay open to all, they rely on donations from charitable trusts and individuals.

Other small businesses

- 9.10. Whilst some residents commute, there are several small businesses in and around the parish including three fish farms producing koi carp and both coarse, and trout fishing, boarding kennels, gardening services, a harpsichord maker, builders and decorators, a fencing contractor as well as an insurance broker and financial advisor.
- 9.11. Equestrianism play an increasing role in the parish with both a manufacturer of stabling and a training yard for three-day event horses, which has had international success.

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10. Development to Date

- 10.1. The Parish Council has striven for many years to get an improved sewage system installed for the village itself to permit development. Otherwise the Parish Council has been generally supportive of appropriate development in and near the village that helps to improve the sustainability of the village.

11. The Area Conclusions

- 11.1. The Parish of Highampton is a microcosm of Devon itself. A Small population and a large land area set in beautiful countryside.
- 11.2. Due to the poor road links the parish has more affinity with Exeter and Barnstaple than with the JLP city centre Plymouth.

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Vision Aims and Objectives

12. Context

- 12.1. The Government's Localism Act makes provision for communities to shape their own future at a local level. This Plan must therefore be influenced and guided by the residents who make up the community of Highampton.
- 12.2. A Questionnaire was sent out to all residents seeking their views on a variety of topics including the extent and location of future development for both housing and employment, the parts of the environment that need protection and the adequacy of services and facilities and where these need to be improved.
- 12.3. The responses to the Questionnaire raised points where there was general agreement but also some where there were diverse and opposing views. In the latter case it was necessary to form a consensus that met with the general majority.
- 12.4. It was also necessary to consider the proposals and policies of the emerging Local Plan to identify how the future of Highampton could contribute to the wider region and avoid direct conflict.

13. Vision

To formulate and programme a plan for future growth and development that will integrate with the existing village and surrounding countryside and make a positive contribution to the community and its continued sustainability.

14. Aims & Objectives

- 14.1. **Retain the essential rural character of the village and its surrounding countryside.**

Residents considered the rural character of Highampton and its countryside setting to be particularly important. This will be retained by including policies that restrict the type, size and scale of new development to that which is appropriate to a rural location.

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14.2. **Preserve the landscape and natural features which are an essential element of the parish.**

The existing hedgerows and trees were identified as an important element in giving the parish a rural character. Policies relating to development will ensure that where possible existing landscape features are retained, and new landscaping is in keeping.

14.3. **Protect the local environment and visual setting of the village and surrounding countryside, in particular the unique views from public areas.**

Protection of the environment was considered to be important by 60% of residents with the majority specifying the rural setting, landscape and views. The impact on the local environment will be a major factor in considering sites suitable for development and policies will take this into account.

14.4. **Consolidate the village and reduce the isolation of the Village Hall, School and Parish Church.**

Most residents considered that new housing development should be in or adjacent to the existing village and employment development in both rural areas and adjacent to the village depending on its actual needs. Development that reduces the spread of the built-up area and consolidates the village will meet the views expressed by residents and will offer the opportunity to integrate village facilities.

14.5. **Integrate all new development into the existing community, visually and socially.**

The design and layout of new development was specifically referred to by a number of residents. Since the date of the Questionnaire, planning permission has been given for some 14 dwellings without consideration of these criteria or how they will integrate into the existing settlement. Policies will ensure that integration is achieved through phasing and design.

14.6. **Provide housing of a type and size to meet local needs and achieve a balanced community.**

The JLP DEV8 policy states “deliver a wide choice of high-quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities”. This JLP policy objective was further supported by the views of Highampton residents as evidenced by the Consultation Questionnaire.

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The responses to the Questionnaire revealed an almost equal spread between detached, semi-detached and terraced housing. Open market was favoured by 40% of residents, the remaining 60% divided between rented, shared ownership and self-build. The consensus of residents favoured a third of new development being affordable housing but further work on this could not identify a need. Sites which have secured planning permission since the time of the Questionnaire have been almost exclusively for larger detached dwellings. Taking this into account, policies will address the issue of house types in order to achieve a balanced community.

- 14.7. **Support small scale business provision that offers a service to the local community or the opportunity for local employment.**

Residents showed strong support for the development of new employment opportunities throughout the Parish, in particular small scale businesses that were agricultural/rural, craft, light industrial or tourism based and did not rely on the use of heavy goods vehicles. The geographical location of Highampton and its transport links render it unsuitable for anything other than small scale development. The location of any new employment development will be influenced by the type of use. Support will be given for the development of small-scale businesses.

- 14.8. **Set out standards for parking provision on new developments to obviate the need for on-street parking.**

Existing roads within the Parish are A3072 and primarily single-track lanes. On-street parking on any of these roads would create a significant hazard. Policies will require specific parking provision that relates to the size and type of development.

- 14.9. **Ensure that vehicle movements associated with new development do not create an additional hazard to other vehicles and pedestrians.**

None of the roads within the Parish have footpath provision. In the interests of the safety of pedestrians and other road users policies will require provision for vehicles to enter and leave a site in a forward direction on all new development.

- 14.10. **Seek improvements to footpath facilities to provide safe pedestrian movement within the village.**

Most residents considered that footpath provision and improvements to the existing roads were important environmental issues. Subject to

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other criteria, development that includes new footpath provision will be supported.

14.11. **Improve community facilities by the provision of a recreation area for residents.**

Residents expressed a strong view that the Parish needed additional facilities with a large number specifying a village green, recreation area or playing field. Location in a rural area does not mean that land, almost exclusively in agricultural use, is available for public use or recreation. A policy will protect land suitable for community use from other forms of built development

14.12. **Identify where services are below an acceptable standard and support proposals for their improvement.**

Several deficiencies in services were identified by residents. Some, such as broadband provision, have subsequently been improved. The availability of services will be a material consideration in considering the suitability of land for development.

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Strategy

15. Strategy Introduction

- 15.1. This is the proposed strategy for the Highampton Neighbourhood Plan (HNP strategy).
- 15.2. The HNP strategy brings together previously agreed ideas in a format such that an overall picture can be formed to guide the planning process of the Highampton neighbourhood plan.

16. Underlying Strategic Drivers

- 16.1. The village is very unbalanced with the Village Hall, School and Church all located in Church Road and outside of the present village development boundary.
- 16.2. Draft settlement boundaries identified in the Thriving Towns and Villages Settlement Boundary Topic Paper (TP2) for consultation also perpetuates the same issues.
- 16.3. The only village service inside the boundary being the Golden Inn now that the village shop has closed.
- 16.4. A key objective of the strategy should be to improve the structural balance of the village, consolidate the village, by encouraging any new development to be along Church Road. to bring, over time, those main facilities of the village within the compass of the village boundary.
- 16.5. By this means to establish a more cohesive and coherent village structure for future generations to enjoy.

17. Site Information

- 17.1. Highampton has several post-2014 development sites in Church Road that will further satisfy the consolidation of the village strategic driver. *(See Paragraphs 21.8 and 21.9 below)*
- 17.2. Moreover, there have been several WDBC approved developments in the same Church Road area identified as desirable for consolidation of the village.

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- 17.3. Furthermore, there are other sites in the same Church Road area that have been brought forward in the call for sites by the JLP process that would also contribute to the consolidation of the village.
- 17.4. Those sites identified above that have either been approved for development or have been built out are:
 - 17.4.1. The approved development of three new houses in Church Road adjacent to Treetops.
 - 17.4.2. A single new house development next to the school.
 - 17.4.3. A single new house development next to the Village Hall.
 - 17.4.4. Two new house developments at Town Barton Farm.
- 17.5. Highampton has two potential sites proposed in the JPL call for sites also in the Church Road area we previously discussed, namely:
 - 17.5.1. WD/05/09/13 the original development site behind the houses on the south side of Church Road of 0.32 hectares. Rated “amber “with “Constraints presented by the soakaways limit the scope for development, as may ecology. If these restrictions can be resolved the site may yield up to 10 units.”
 - 17.5.2. WD/05/08/13 the field along the south side of Church Road opposite the Treetops development of 1.2 hectares. The only site rated “green” with only “limited constraints to development”.
 - 17.5.3. All other proposed sites from the JLP call for sites were either rated as “Landscape constraints identified limit the potential for development” or were considered as “sites below the threshold” for consideration.
 - 17.5.4. Thus these two sites are the most appropriate as identified by WDBC.

18. Affordable Housing

- 18.1. The public questionnaire indicated a substantial number of residents supported the provision of more affordable housing.
- 18.2. However, there was only one response to the HNPG housing needs assessment.
- 18.3. Further Devon Home Choice do not have any applications:

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- 18.3.1. From any Highampton Parish resident.
- 18.3.2. From any non-Highampton resident looking for accommodation in Highampton Parish.
- 18.4. Thus, HNPG assumes that currently, the pressure for affordable homes is low.
- 18.5. Although the current pressure for affordable homes is low this might not be the case for the remainder of the planning period.
- 18.6. Thus, the HNPG have a strategic objective to ensure that the provision of affordable housing is possible if the demand arises during the planning period to 2034.

19. Employment Strategy

- 19.1. The parish is characterised by Very Small and Small to Medium Sized Enterprises mostly involved with farming. The biggest local employer, by far, being Burdon Grange Care Home having 75 full and part-time employees.
- 19.2. Over and above the provisions of the JLP there is little the Neighbourhood Plan nor the parish Council can proactively and directly achieve to influence the employment levels apart from welcoming any new proposals that meet with the policies outlined in this document.
- 19.3. In principle, providing any proposals for new employment meets the provisions of this plan, any developments providing new employment opportunities should be supported.

20. Strategy Conclusion

- 20.1. Thus, the sites available and the strategic objective of improving the structural balance of the village concur.
- 20.2. HNPG has the strategic objective of consolidating the village and the sites available to do this over time.
- 20.3. Highampton already has developments and planned developments in the parish to satisfy the JLP target of 15 to 20 houses by 2034. Therefore, any further development must contribute to the strategic objective of consolidating the village and contributing to the sustainability of the Parish.

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Highampton Policies

21. Housing

Background

- 21.1. Within the current settlement boundary of the village of Highampton there are 58 dwellings either built or with planning permission pre-April 2017 with a further circa 55 dwellings in the rural areas outside the village.
- 21.2. By type the properties are predominantly detached dwellings and are privately owned. A small number are privately rented.
- 21.3. The response to the Public Consultation (Appendix 1) provided an indication of how residents perceived future growth within the village. Although views range from 'no development' to large scale development, the consensus was that an additional 15 to 20 houses could be accommodated. There was considerable support for a greater number of smaller units and 'affordable housing' to achieve a more balanced community.
- 21.4. A Housing Needs study was carried out. The results indicated that, contrary to the Public Consultation response, currently there was no identified need for affordable housing. It is, however, recognised that this is an evolving situation that needs to be kept under review.

Current Situation

- 21.5. In the period from the Public Consultation to the time of considering proposals for housing several Planning Applications have been submitted to West Devon Borough Council. Approval has been given for the development of 14 houses, predominantly detached units. As a result, a proportion of the additional number identified as appropriate has already been taken up and has been, or will be, developed in the earlier part of the Plan period.
- 21.6. The ability of the Parish Council to determine the level and, particularly, the type and location of new housing development has therefore been curtailed.
- 21.7. The JLP includes an indicative level of housing in sustainable villages and Highampton is in the category of villages able to accommodate

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around 20 dwellings. The JLP clarifies that commitments and completions prior to the end of March 2017 do not contribute to the indicative figure, the figures should be interpreted locally and some neighbourhood plans may deliver more or less than indicated.

- 21.8. In the period April 2014 to the end of March 2017 consent was given for the development of 22 dwellings in the parish.

Address	Dwellings	Designation	Submission	Approved
Land Adjacent to Village Hall Church Road Highampton	1	0618/16/OPA	11-May-16	09-Aug-16
Higher Longwood Highampton Devon EX21 5LF	1	0899/16/FUL	31-Mar-16	10-Jun-16
The Golden Inn Burdon Lane Highampton Devon EX21 5LT	1	0684/16/OPA	03-Mar-16	20-May-16
Warren Farm Highampton Devon EX21 5LL	1	0527/16/FUL	22-Feb-16	02-Feb-17
Willsland Sheds Highampton Devon EX21 5LQ	3	2576/15/PDM	17-Nov-15	09-Feb-16
Town Barton Farm Church Road Highampton Beaworthy EX21 5LE	2	00981/2015	01-Oct-15	27-Jan-16
Land Adjacent to Beacon Down Farm, Highampton EX21 5LE	1	01010/2015	28-Sep-15	01-Jul-16
Barn at North Barton Farm Sheepwash EX21 5NX	1	00657/2015	16-Jul-15	24-Aug-15
Barn at North Barton Farm Sheepwash EX21 5NX	1	00640/2015	03-Jul-15	24-Aug-15
Barn Primose Farm Burdon Lane, Beaworthy, Devon	3	00603/2015	12-Jun-15	17-Jul-15
Legge Farm Highampton, Beaworthy Devon EX21 5LF	4	01012/2014	06-Jun-15	04-Aug-15
Land Adjacent To London House Highampton Devon	1	01380/2014	26-Nov-14	29-Jan-15
Old Post Office Highampton Beaworthy Devon EX21 5LR	2	00610/2014	28-May-14	03-Jun-14
	22			

- 21.9. Between April 2017 and November 2019 consent was granted for a further 10 dwellings leaving a guide figure of 10 dwellings to be accommodated in the Neighbourhood Plan.

- 21.10. Of these 10 dwellings, 9 are within the new settlement boundary proposed in this plan.

Address	Dwellings	Designation	Submission	Approved
Lower Longwood Farm Highampton EX21 5LF	1	3193/19/PDM	04-Oct-19	28-Nov-19
Bella Vista Burdon Lane Highampton Devon EX21 5LX	1	1804/19/FUL	11-Jun-19	05-Aug-19
Chidesters Highampton EX21 5L	1	1298/18/FUL	14-May-18	09-Jul-18
Land between Woodfields and Sunnyside A3072 Highampton	3	0127/18/OPA	16-Jan-18	13-Apr-18
Tree Tops Church Road Highampton Devon EX21 5LS	3	1033/17/OPA	23-Mar-17	18-May-17
Land at SX 4886 1044 Roseland Farm Highampton Devon	1	3248/16/OPA	10-Oct-16	18-May-17
	10			

- 21.11. Two sites given planning consent, HNP HS7 (0127/18/FUL) and HNP HS8, (1033/17/OPA) were included in the sites considered for housing development. If planning consent had not been given the Planning Group intended to allocate these sites in the Neighbourhood Plan.

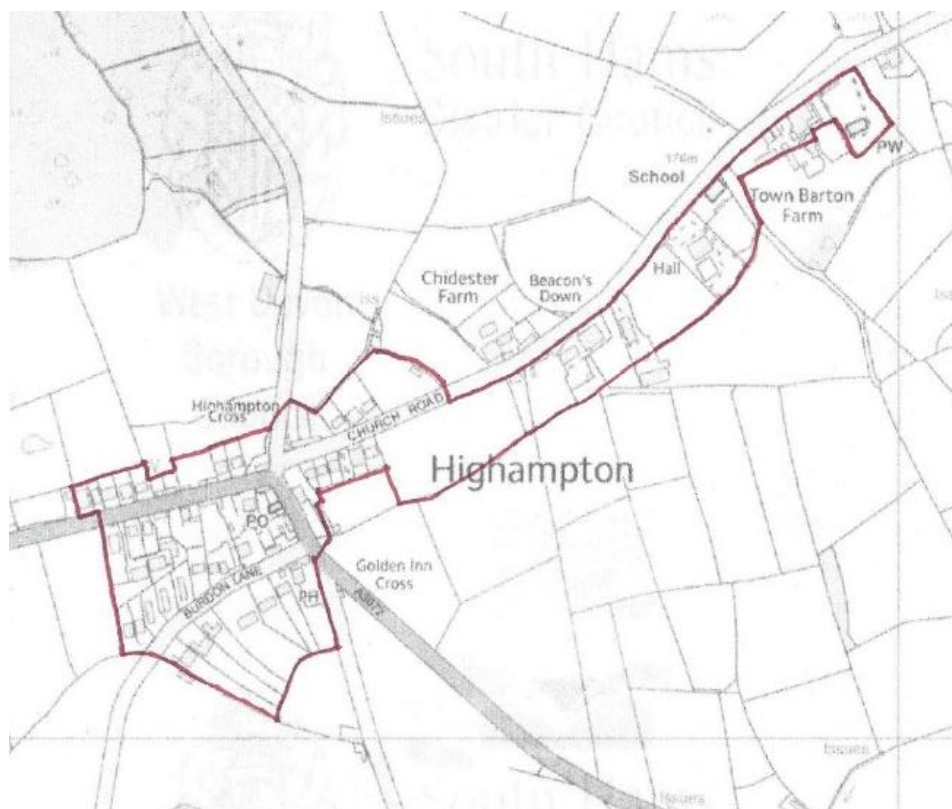
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Settlement Boundary

- 21.12. Draft settlement boundaries were proposed in the Thriving Towns and Villages Settlement Boundary Topic Paper (TP2) that was issued as a draft for consultation. This was used as a starting point for the review the Highampton settlement boundary.
- 21.13. In order to define a settlement boundary for Highampton the following were considered:
- The existing continuous built-up area.
 - The Aims and Objectives as set out in this Plan.
 - Sites within or adjacent to the existing built-up area that have been granted planning permission.
 - Sites that would make a positive contribution to the integration and consolidation of the community.
- 21.14. The new settlement boundary identified is included under Appendix 7 and repeated here.



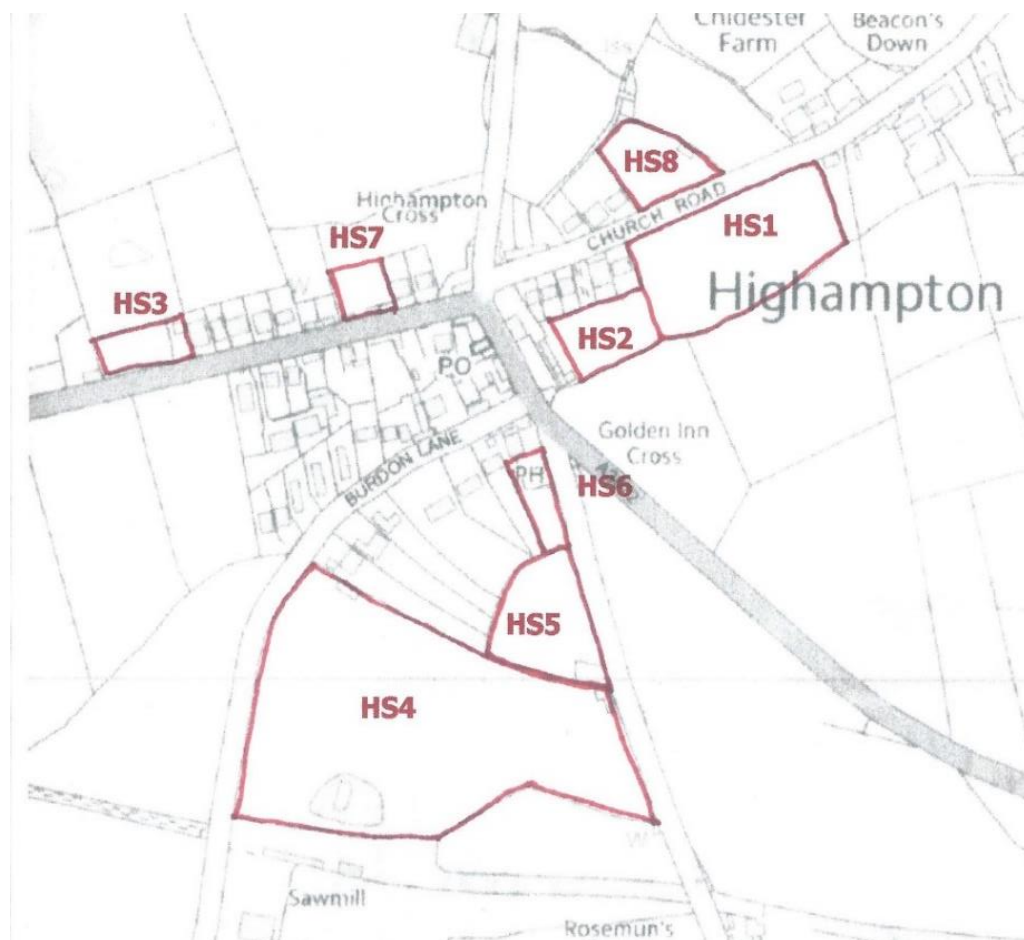
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Sites Considered

- 21.15. West Devon Borough Council published a Site Information Pack in July 2016 as part of its Draft Local Plan. This identified and considered the merits of 6 sites for potential housing development.
- 21.16. The Planning Group undertook a Call for Sites, publicised on the Groups website, in the Highampton Messenger and on local notice boards. Three responses were received from site owners. One was rejected as the land was outside the WDBC boundary. The remaining two coincided with sites identified by WDBC.
- 21.17. The decision was made to evaluate all six sites against the Aims and Objectives of the HNP and their physical suitability for development, taking into consideration the observations of the WDBC Draft Local Plan. Further sites were evaluated where they were considered to meet the Aims and Objectives. The process of Site Evaluation is also included at Appendix 5. For the purposes of identification new reference numbers have been used as shown on the Plan attached at Appendix 8 and repeated here.



- 21.18. **HNP HS1 (WD_05_08_13)**

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- 21.18.1. The site is located to the south of Church Road and to the east of existing housing. Its development would make a major contribution to the consolidation of the village and reduce the isolation of village amenities to the east. WDBC broadly concurred and placed it in the category of Potential Medium Term (6-15 years) Sites.
- 21.18.2. The site area identified by WDBC is approx. 1.2ha having a potential for 30 dwellings. The site area put forward to HNP is approx. 0.6ha. There are physical constraints on the development of the site, primarily to the eastern end, comprising overhead electricity lines and underground water main.
- 21.18.3. To maximise the use of land it would best suited to the development of smaller residential properties comprising a mix of terrace and semi-detached dwellings. A Development Brief for the site will maximise its contribution to the needs of the community. (Appendix 9)

21.19. **HNP HS2 (WD_05_09_13)**

- 21.19.1. Located to the south of existing housing in Church Road and east of Lyndhurst, the site formed Allocation H18 of WDBC Core Strategy 2011. It is approx. 0.32ha.
- 21.19.2. Development would contribute to the consolidation of the village and its visual image could be minimal.
- 21.19.3. Soakaway drainage from existing properties to the north of the site is currently a major constraint to any form of built development. This issue has not been resolved since the site was allocated by WDBC and there is no indication that this situation will change. In July 2016 WDBC noted that this constraint could “compromise financial viability”.
- 21.19.4. There is sufficient uncertainty to conclude that this site is unlikely to contribute to the provision of housing within the Plan period.

21.20. **HNP HS3 (WD_05_10_16)**

- 21.20.1. Located to the north of A3072 this site is at the western end of the village close to the Parish and WDBC boundary with Torridge District Council.
- 21.20.2. Development would be contrary to the Aims and Objectives of HNP and would exacerbate the isolation of existing community facilities.

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21.20.3. WDBC identified landscape constraints and issues relating to soakaways from adjoining properties. Lack of footpaths on A3072 would present a significant hazard to pedestrians.

21.21. **HNP HS4 (WD_05_11_16)**

21.21.1. This site is located to the east of Burdon Lane and south of existing residential development and the current built up area boundary.

21.21.2. The site considered by WDBC of approx. 3.7ha was concluded to be of a scale incongruous with the existing settlement pattern and that significant landscape and access constraints rendered it unsuitable for development.

21.21.3. In response to the Call for Sites the owner has put forward a site of approx. 1.0ha for development of a personal use bungalow and three affordable dwellings.

21.21.4. Development would be contrary to the Aims and Objectives of HNP and would exacerbate the isolation of existing community facilities. WDBC identified landscape constraints related to development.

21.22. **HNP HS5 (WD_05_12_16)**

21.22.1. Located to the west of Northlew Road and east of existing development in Burdon Lane the site has an area of approx. 0.59ha.

21.22.2. Development of the site would not meet the Aims and Objectives of HNP. WDBC identified constraints related to landscape and safe pedestrian access.

21.23. **HNP HS6 (WD_05_13_16)**

21.23.1. To the south of The Golden Inn and west of Northlew Road, the site comprises approx. 0.18ha. Part of this site has been granted planning permission for one dwelling. A second dwelling on the remaining land, subject to other considerations, would not have a major impact on the isolation of existing community facilities.

21.24. **HNP HS7**

21.24.1. To the north of A3072 the site is approx. 0.16ha and is bounded on three sides by the previously identified Built up Area. To the west are existing semi-detached cottages,

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to the east a detached bungalow and to the south of A3072 detached houses. The site is suitable for in-fill development with either a terrace of 4 houses or 2/3 detached houses.

21.24.2. WDBC granted permission for the development of 3 detached houses on 23 July 2018.

21.25. **HNP HS8**

21.25.1. The site of approx. 0.27ha is located to the north of Church Road and to the east of existing housing on the eastern edge of the previously identified Built up Area. Development of the site would make a significant contribution to the consolidation of the village and integration of community facilities. It is considered suitable for development of six detached houses. To retain the rural character of Church Lane a single access road should serve all properties on the development.

21.25.2. WDBC granted outline permission for the development of 3 detached houses on 18 May 2017. This decision did not maximise the use of the land which could have made a greater contribution to the provision of housing in Highampton.

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Policy

21.26.

HNP1

Land comprising approx. 1.2ha at HNP HS1 as identified on the plan is allocated for the development of a minimum of 14 residential dwellings together with related community facilities.

The development shall include:

- **A minimum of 14 new homes, designed and built to eco-standards, including at least 4 affordable homes.**
- **A mixture of two and three bedroom semi-detached and terraced dwellings.**
- **A single vehicular access from Church Road to serve the whole development.**
- **An area of land suitable for outdoor recreational use with a minimum area of 0.3 ha.**

A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered. Development shall not commence until that masterplan has been approved in writing by Highampton Parish Council and the local planning authority.

The development of the site to be in accordance with a Development Brief. (Appendix 9) and the requirements of Policy HNP4

- 21.26.1. To meet the identified needs for housing within the Parish, to contribute to the needs within the wider geographical area of West Devon and to further the Aims and Objectives

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of HNP to consolidate the village and reduce the isolation of the Village Hall, School and Parish Church.

- 21.26.2. Development within the Parish, including recent planning consents, has been for detached dwellings predominantly of large size. The development of this site will meet the criteria of JLP Strategic Objective SO9, set out in the Joint Local Plan Strategy for Thriving Towns and Villages, by delivering “*new homes that add diversity and accessibility to the rural housing stock*” and enable a more “*balanced demographic profile that retains and attracts young people and working age families.*” This also is within the Dev 8 policy requirements
- 21.26.3. The physical constraints of the overhead electricity line and the underground water main will influence the development layout and determine the actual boundary between housing and recreational uses.
- 21.26.4. The response from the Devon County Archaeologist confirming the status of the site as potentially suitable for development.



Proposals Map

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21.27.

HNP2

There will be a presumption against development outside of the defined settlement boundary.

- 21.27.1. Development outside of the defined settlement boundary will be detrimental to the Aims and Objectives of HNP to consolidate the village and reduce the isolation of the Village Hall, School and Parish Church.
- 21.27.2. The settlement area boundary has been drawn in order to integrate the existing community facilities and curtail the sprawl of development. See new boundary proposal in Appendix 7 and repeated below.
- 21.27.3. Policy TTV27 of the Local Plan, meeting local housing needs in rural areas, sets down the criteria for residential development on sites adjoining or very near to an existing settlement which would not otherwise be released for this purpose. The specific circumstances of Highampton merit the additional criterion that the development contributes to the consolidation of the village as set out in the Aims and Objectives of this Plan. Hence any development proposal to the west of the village will not be approved.



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21.28.

HNP3

All sites for development must provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community.

- 21.28.1. To achieve a balanced community and meet the criteria of JLP Strategic Objective SO9, set out in the Joint Local Plan Strategy for Thriving Towns and Villages, by delivering *“new homes that add diversity and accessibility to the rural housing stock”* and enable a more *“balanced demographic profile that retains and attracts young people and working age families”*.
- 21.28.2. JLP policy Dev8 and Highampton residents expressed a clear view that new housing should comprise a mix of detached, semi-detached and terrace dwellings in almost equal proportion with a mix of tenure and affordable housing. (See Appendix 1).
- 21.28.3. This supports the JLP Dev8 policy and must be assessed across the whole parish. Any new proposals must improve the housing mix across the parish. This is the approach taken in the JLP Supplementary Planning Documents for Dev8.1, Overall Housing Mix, paragraph 4.

21.29.

HNP4

The design and layout of housing in locations which are considered acceptable and meet other relevant policies of this Plan should:

- **reflect the character of the area in which it is located;**
- **where appropriate utilise natural local materials consistent with other buildings in the locality that harmonise with the existing rural character of the area;**
- **be of a scale and appearance that integrates into the existing development within the village;**

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- **retain important natural features including trees, hedges and verges and include proposals to enhance the landscaping of the site and improve biodiversity;**
- **not have an unacceptable impact on neighbouring properties through loss of amenities, noise or light pollution;**
- **be designed and constructed to high levels of sustainability that aim for zero levels of carbon emissions.**

21.29.1. To ensure that new development can be seamlessly absorbed and integrated.

21.29.2. Most residents considered that the existing rural environment should be protected. This can be achieved by minimising the visual impact of new development.

21.30.

HNP5

Development should ensure that all vehicles can enter and leave the site from the existing highway in a forward direction.

21.30.1. To meet the Aims and Objectives and in the interests of road safety.

21.30.2. The principal access road, A3072 Hatherleigh to Holsworthy, is well used and not suitable for access or egress by reversing vehicles.

21.30.3. The remaining roads, Church Road and Burdon Lane, are primarily single-track roads with passing places and are extensively used by large agricultural and commercial vehicles and access or egress by reversing vehicles would create a significant safety hazard.

21.31.

HNP6

Parking provision will be required for each property on the basis of:

- **1 space for one-bedroom dwellings;**

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- **2 spaces for two and three bedroom dwellings;**
- **3 spaces for dwellings of four bedrooms and above.**

In addition, dwellings with direct access from existing roads will be required to make additional provision for visitor parking.

- 21.31.1. To obviate the need for on-street parking and in the interests of public safety.
- 21.31.2. As outlined in paragraphs 18.27.2 and 18.27.3, the existing roads are either a main through route or well used single track roads.
- 21.31.3. On street parking on narrow and single-track roads would create an unacceptable obstruction. On the main through route it would additionally compromise road safety and be a danger to other road users.
- 21.31.4. This parking provision policy is the same as the JLP Supplementary Document draft proposal as indicated at Dev 29.3 Table 30.

21.32.

HNP7

All relevant new development should, where possible, provide a refuge for pedestrians either as part of the site layout or, by contribution, on other principal routes within the village.

- 21.32.1. In the interests of safety. There are no public footpaths within the existing village and pedestrians are obliged to walk on the roads.
- 21.32.2. Church Road is the access to the Village Hall, School and Church and, together with Burdon Lane, forms part of the Ruby Way, a walking and cycling route.

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Housing Summary

- 21.33. A number of factors are considered relevant to determining the level for allocations of dwellings in Highampton for the remainder of the plan period.
- 21.33.1. The size of the village in 2017 was 55 dwellings. It is by far the smallest parish by population (from the 2011 census) to be identified with an indicative level of 20 dwellings.
 - 21.33.2. The next largest village is a third bigger and the two largest are twice and three times bigger.
 - 21.33.3. Subsequent to the indicative level allocation, Highampton has lost its shop and post office and the viability of the Parish Church is now uncertain.
 - 21.33.4. The public consultation carried out by the HNPG indicated a consensus for approximately 20 new dwellings to be provided in Highampton in the entire plan period.
 - 21.33.5. During the period 1st April 2014 to 31st March 2017 consent was given by WDBC for the development of 22 dwellings (see paragraph 21.8.).
 - 21.33.6. During the period 1st April 2017 to 17th January 2020, which does contribute to the JLP indicative figure, consent was given for the development of a further 10 dwellings 9 of which within the settlement boundary (see paragraph 21.9.), a 16% increase in village size.
 - 21.33.7. Two of the sites given permission by WDBC, both for 3 dwellings each, were being discussed for allocation in the emerging HNP a total of 6 houses. HNPG advised Highampton Parish Council that these sites should be supported as they would otherwise be allocated under the plan.
- 21.34. The Joint Local Plan suggests an indicative level of new housing for Highampton of 20 new dwellings, an increase of 36% in the size of the village. The allocation in this plan of 14 new houses taken along with the 9 dwellings given planning permission within the settlement boundary since 1st April 2017 increases the village size by 23 houses, a 42% increase.

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21.35.

Housing Conclusion

This plan, given the foregoing, is proportionate to the needs of the parish, broadly in line with the mandate given by the residents and a fair and reasonable contribution to the housing requirements of the Joint Local Plan.

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22. Employment

Background

- 22.1. A diverse range of Companies within the Parish provide employment for both residents and non-residents. (see para 7). The 2011 Census figures indicate that there are 148 residents in employment – 47 full time, 30 part time and 71 self-employed. By category 26% are employed in agriculture, 12.5% in wholesale and retail trade and 9% in health and social activities. Information from local employers indicate that the number of jobs provided within the Parish exceeds the number of residents in employment.
- 22.2. In keeping with its rural location, the most significant land use is for agriculture and related employment.
- 22.3. The response to the Public Consultation (Appendix 1) included support for new employment opportunities with a consensus that these should be small scale and not generate significant additional traffic movements.

Current Situation

- 22.4. Given its location on the highway network and its relative isolation from existing major towns and cities, it is not considered that the Parish is an attractive location for any form of large-scale employment development. The Call for Sites produced no proposals for Employment development.
- 22.5. It is recognised that the existing sustainability may require some employment development to provide job opportunities for residents, including self-employed, albeit on a small scale.
- 22.6. The viability of agriculture has, in many instances, led to the need to consider diversification to give support to the principal activity and this is recognised as a contribution to sustainability.
- 22.7. It is not considered warranted or necessary to make any specific site allocations for employment development.

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Policy

22.8.

HNPE1

Proposals for small scale employment development will be favourably considered provided that they:

- **are appropriately located in relation to the existing residential areas and road network;**
- **be of a scale and appearance that integrates into the existing development within the parish;**
- **do not have an unacceptable impact on neighbouring properties through loss of amenities, noise or light pollution;**
- **reflect the character of the area in which it is located;**
- **where appropriate utilise natural local materials consistent with other buildings in the locality that harmonise with the existing rural character of the area;**
- **retain important natural features including trees, hedges and verges and include proposals to enhance the landscaping of the site and improve biodiversity;**
- **be designed and constructed to high levels of sustainability that aim for zero levels of carbon emissions;**
- **do not generate unacceptable vehicle movements given the restrictions of the existing road network;**
- **provide sufficient off-road space for any loading, unloading and any parking for all employees and potential customers. In no circumstances should any development rely on**

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the future use of on-road parking, loading or unloading at any time.

- 22.8.1. To provide opportunities for local employment, to contribute to a more active working community and to ensure a sustainable community by generating more jobs to attract younger people to the area.
- 22.8.2. To support the overwhelming view of residents that provision should be made for new employment opportunities.
- 22.8.3. The road network off the A3072 is mainly single-track roads that are not suited to an increase in the movement of large vehicles.

22.9.

HNPE2

Proposals for diversification of agricultural use will be supported provided that they:

- **retain and support the existing agricultural use;**
- **are appropriately located in relation to the existing residential areas and road network;**
- **do not adversely impact the environment by generating noise, air pollution or loss of landscape and natural environment;**
- **retain the essential rural character of the Parish and**
- **do not generate unacceptable vehicle movements given the restrictions of the existing road network**
- **In other respects meet the requirements of Policy HPPE1 where appropriate.**

- 22.9.1. To secure the future sustainability of the local economy and to help build resilience in the local economy.

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22.10.

HNPE3

Proposals for the redevelopment of, or change of use of, existing employment land or premises will not be permitted if it results in a net loss of jobs.

- **Unless it has been demonstrated that the existing use or an alternative employment use is no longer viable.**
- **In order to demonstrate the non-viability of any employment use it is a requirement that the business and premises has been shown to have been actively marketed for employment use for a period of at least 12 months.**

22.10.1. To ensure the future sustainability of the Parish.

23. Community Facilities

Background and Current Situation

- 23.1. The Parish is in a rural area surrounded predominantly by farmland with open views. The natural landscape comprises open fields and hedgerows associated with livestock farming and areas of woodland. These are working areas and almost without exception are not available for recreational or community use.
- 23.2. The main recreational route passing through the Parish is the Ruby Way with links to Hatherleigh to the east and Black Torrington to the north-west. Through Highampton the Trail utilises Church Road, A3072 and Burdon Lane which presents a safety issue for pedestrians, cyclists and horse riders, whether residents or visitors.
- 23.3. The Village Hall provides accommodation for a variety of indoor leisure and recreational activities and these are well supported, many on a regular basis. At the Village Hall there is a small play area with equipment suitable for younger children. The parking area is used both by visitors to the Village Hall and to the School and is unsuitable for any recreational use.

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- 23.4. The need for land suitable for outdoor community or recreational use was highlighted in the residents' response to the need for additional facilities. The largest specified response was for a village green, recreation area or paying field. (Appendix 1). This would need to be provided in an acceptable safe environment. The concept of a traditional village green offering the opportunity for informal leisure and recreational use would be ideal, however, the layout of the village and its relatively small size precludes this as a viable option.
- 23.5. Future housing provision as set out in paragraph 18 will in all probability result in higher density development with smaller private gardens and increase the need for public open space.

Proposals

- 23.6. An area for outdoor recreation needs only, in the first instance, to be an informal open green space that can be reasonably easily maintained and available and accessible to all residents. An area of approx. 0.3ha would meet existing needs and provide for the possible development of more formal activities at a future date.
- 23.7. Its location should ensure that it can be integrated within the village and contribute to the Aims and Objectives of HNP. This would also obviate the need for parking provision. The preferred location is the area of Church Road between its junction with A3072/Sheepwash Road to the west and the Village Hall and Primary School to the east.

Policy

23.8.

HNPR1

At least 0.3ha of land suitable for outdoor recreational use will be identified and developed within the allocation for residential development under Policy HNPH1.

Details of the development and provisions for future ownership and maintenance as a Local Green Space will be the subject of an agreement between the developer and Highampton Parish Council.

- 23.8.1. To meet the needs of existing residents and to serve the occupants of new residential development.

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- 23.8.2. To make provision which is in accordance with the expressed views of residents.
- 23.8.3. To ensure that the recreational use remains available for the use of the community in the future.
- 23.8.4. There are no significant existing outdoor recreational facilities within the Parish. The allocation of land for higher density residential development will generate a further demand for public outdoor recreational space.

23.9.

HNPR2

Proposals for the change of use of agricultural or amenity land to open space, sport or recreational use will be supported provided the proposal will make a positive contribution to the wellbeing and social needs of the local community and would not prejudice the existing related agricultural use.

- 23.9.1. To promote a healthy and socially inclusive community and to contribute to the wellbeing and social needs of the community

24. Environment

Background

- 24.1. Residents expressed the view that Highampton should retain its rural and village atmosphere. The aspects of the village identified as of importance were the countryside, its rural nature and the open views.
- 24.2. Many local landscape areas provide vistas from points within the village to the open countryside beyond and are essential to the character and setting of the village. The countryside that surrounds the village creates a distinct boundary which ensures the integrity of the village and offers essential protection.

Landscape

- 24.3. The landscape of farmland defines the essential rural character of Highampton. Most of the Parish comprises grazing land divided into field parcels by mature hedges of indigenous species. Small copses and areas of broadleaf woodland add to the variety of the landscape. Apart

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from the developed residential areas, the roads are bounded by hedgerows.

- 24.4. The agricultural land is primarily Grade 4 (poor) with some areas Grade 3 (good to moderate). It is generally classified as clay and acid loam.

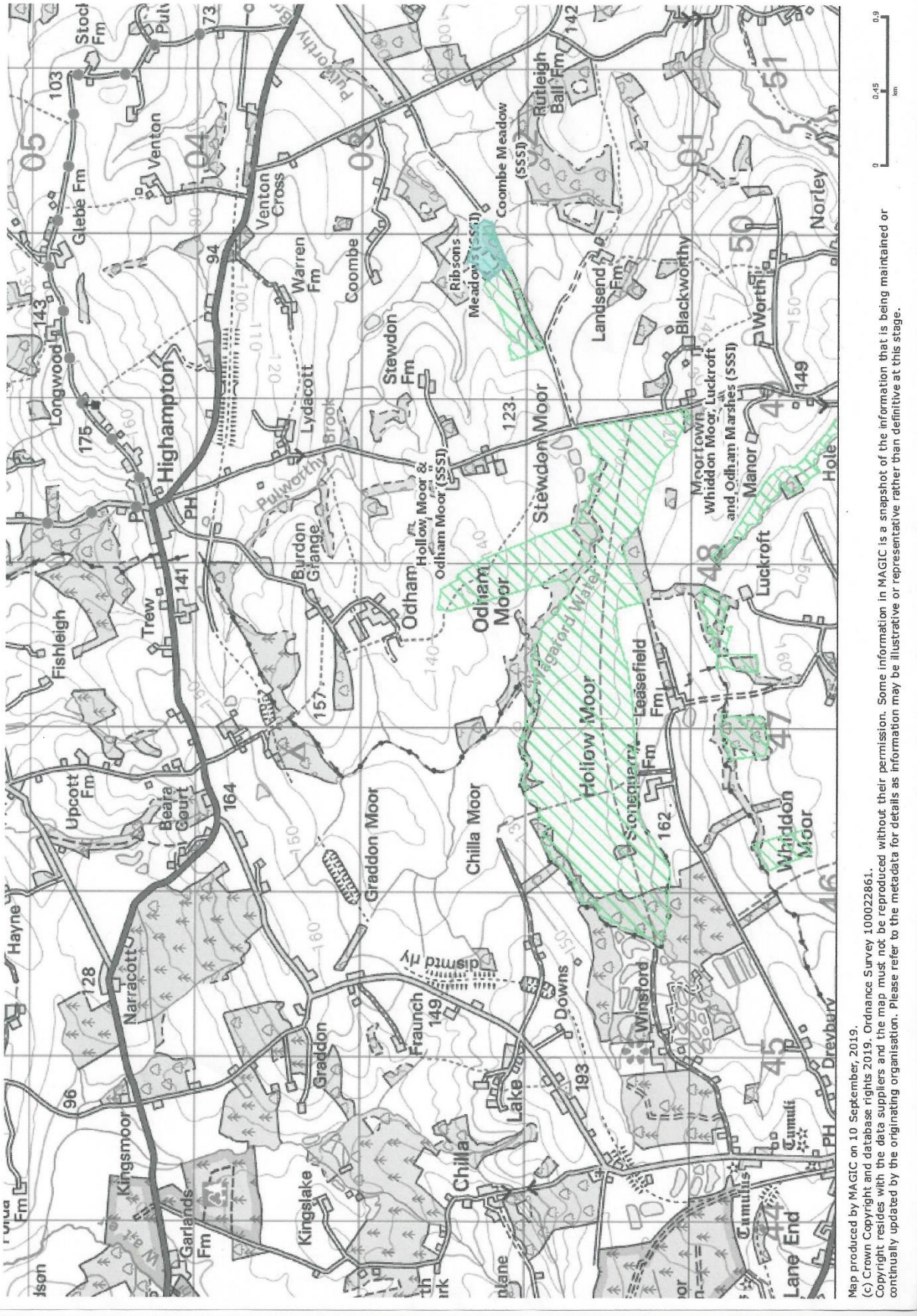
Habitat

- 24.5. The combination of pastureland, broadleaf woodland and mature hedgerows provides a diverse habitat suitable for a range of flora and fauna.
- 24.6. Three areas of land on the south boundary of the Parish are designated Sites of Special Scientific Interest. Odham Moor is an area of culm grassland which, together with Hollow Moor beyond the Parish boundary, totals 183ha. It is also designated a Special Area of Conservation and Wildlife Enhancement Scheme. Ribsons Meadows (9ha) and Coombe Meadows (5ha) are smaller areas of culm grassland rich in flora and fauna, the latter being designated a Wildlife Enhancement Scheme.

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Policy

24.7.

HNPEN1

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

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

24.7.1. To meet the Aims and Objectives of HNP and to protect the rural environment.

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- 24.7.2. This is a general policy and applies to any development in the parish.

25. Heritage

Background

- 25.1. Within the Parish there are 12 designated heritage assets all of which are Listed Buildings. The majority are farmhouses dating from the C17th and C18th and are of cob construction, many with thatched roofs. The Church of the Holy Cross has C12th origins and a C15th tower. Burdon Grange, originally a Manor House, dates from C16th.
- 25.2. The over-riding feature is the rich landscape of farmland comprising primarily grazing land with mature boundary hedges and areas of woodland. It is the setting for the immediate environment as well as distant views beyond the Parish boundaries. Although there have been minor changes this has remained largely unaltered over the years and contributes to the heritage of the Parish.
- 25.3. It is an important objective to preserve identified non-designated heritage assets which are considered to be of local historic interest.

Built Environment

- 25.4. The building within the Parish that are Grade II listed are identified by Historic England and protected under existing legislation. These are identified as:

Outside of the settlement boundary.

- 25.5. To the south-east, Higher Longwood Farmhouse and Legge Farmhouse; to the east, Black Heale Farmhouse; to the south-east, Warren Farmhouse and Coombe Farmhouse.
- 25.6. Burdon Grange, to the south-west, originally a 16th Manor House, has been altered and extended over the years and now operates as a specialist Nursing Home.
- 25.7. Within Torridge District but associated with Highampton is North Trew Cottage, a cob cottage dating from C18th.

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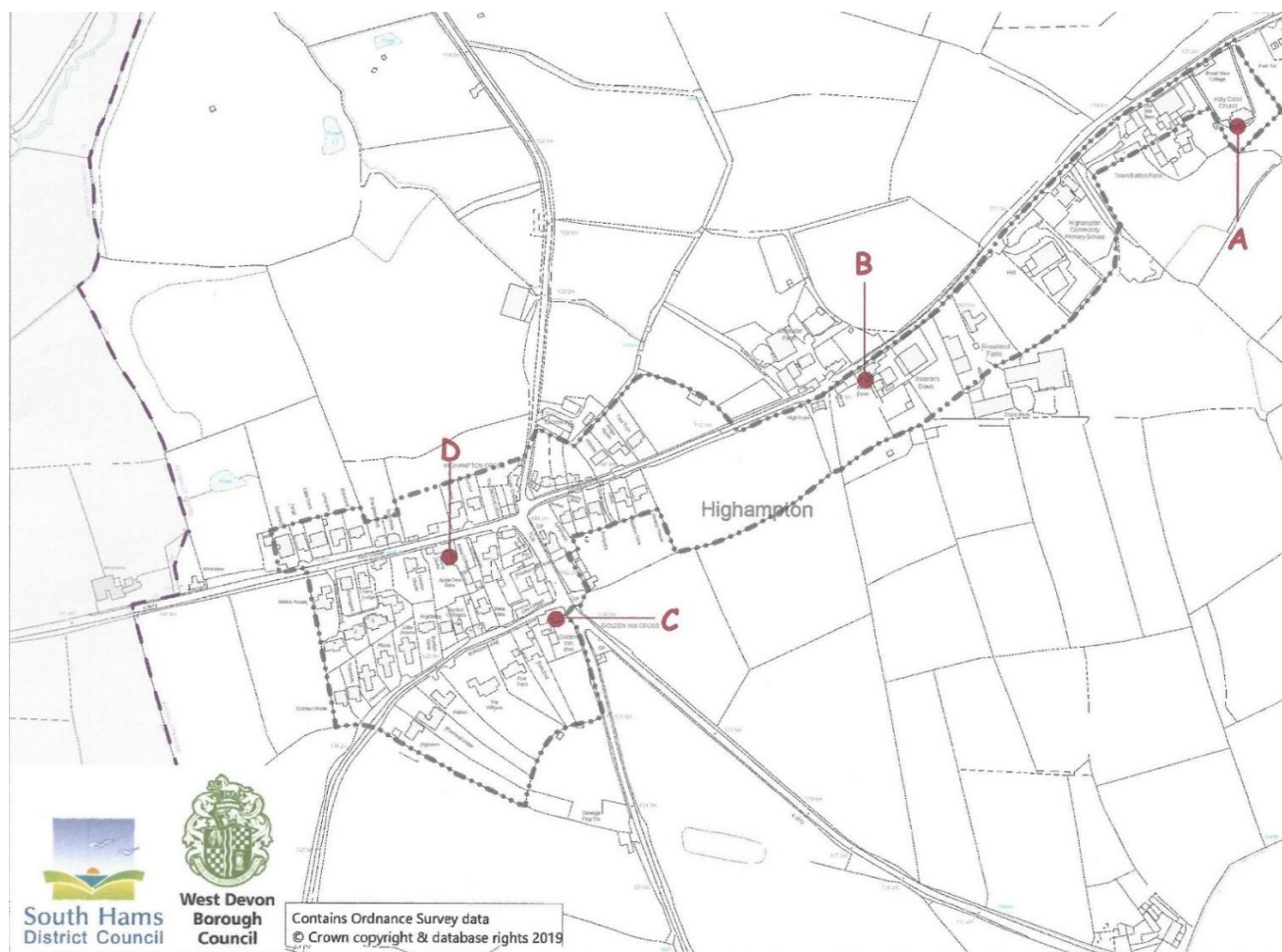
Within the designated settlement boundary.

- 25.8. The Parish Church of the Holy Cross is Grade II* listed. The building, originating from C12th, is of historic importance but is now considered to be at risk. There are significant structural defects and water penetration. The isolation of the Church from the main residential area and the decline in the size of the congregation have contributed to the current situation. (see Heritage Plan "A")
- 25.9. Beacon Down, on the south side of Church Road, is a small 18th house constructed of cob under a thatched roof dating from 18th. (see Heritage Plan "B")
- 25.10. Golden Inn, at the junction with Burdon Lane (see Heritage Plan "C"), was originally a C17th farmhouse of cob construction under a thatched roof. It now operates as a Public House. It is likely that Cob Cottage, immediately to the north, originally formed part of this farmstead.
- 25.11. Woodlands and Stoke Cottage (now renamed Howels Moving Castle) was a pair of cob cottages believed to date from C17th. (see Heritage Plan "D")
- 25.12. Great weight shall be given to the conservation of both designated and non-designated heritage assets 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

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Heritage Plan

Policy

25.13. HNPHE1

The historic environment must be preserved and enhanced. Proposals that affect the significance of heritage assets are to be judged on the scale of damage or loss to the Parish.

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26. Transport

Background

- 26.1. Those residing and working in Highampton rely almost exclusively on private transport for work, day to day shopping and recreation. (Appendix 2). Apart from a weekly bus service, there are no public transport facilities available. Population growth associated with new development will exacerbate this situation.
- 26.2. Amenities within the village are within easy walking distance for residents, however, there are no footpaths on A3072, Church Road or Burdon Lane. For safety reasons this can lead to the use of private transport to access facilities within the village.

Community Action

- 26.3. To support and encourage the provision of public transport to serve the community in order to meet the need of residents and to contribute to the level of sustainability.
- 26.4. To seek opportunities for improving infrastructure to make the parish more sustainable for existing and future residents and those working in the parish.
- 26.5. Proposals that enable opportunities for walking and cycling will be encouraged.

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Basic Conditions Statement

27. Highampton Neighbourhood Plan Basic Conditions Statement

- 27.1. The Plan is submitted by Highampton Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own parish. The Plan has been prepared by the Highampton Neighbourhood Plan Group, which is a sub-committee of Highampton Parish Council.
- 27.2. The whole parish of Highampton Parish has been formally designated as a Neighbourhood Area through an application made on 16th May 2016 under the Neighbourhood Planning Regulations 2012 (part 2 S6) and approved by West Devon Borough Council on 25th August 2016. (see Appendix 6)
- 27.3. The Plan contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 27.4. The Plan identifies the period to which it relates as 2014 to 2034. The period has been chosen to align with the dates of the Plymouth City Council, South Hams District Council and West Devon Borough Council Joint Local Plan currently in consultation
- 27.5. The Plan does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 27.6. The Plan relates only to the parish of Highampton. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.
- 27.7. The Plan is derived and written to ensure compliance with all relevant legislation and in particular the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990. To ensure this the HNPG have sought the assistance and guidance of West Devon Borough Council. Specifically:

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- Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the order (or neighbourhood plan).
- Having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses.
- The making of the Neighbourhood Plan contributes to the achievement of sustainable development.
- The making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Joint Local Plan of the authority.
- The making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations.
- Prescribed conditions are met in relation to Neighbourhood Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan.

27.8. West Devon Borough Council performed a Regulation 15 consultation in 2020 and from that determined the opinion that:

27.8.1. SEA

Having taken all of the relevant policies of the Highampton Neighbourhood Plan (Submitted Plan 6v1:11th February 2020) into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the Neighbourhood Plan, due to the limited nature of development proposed and the continuity in land use. The full reasons for this conclusion are set out in the screening report in Appendix 1.

27.8.2. HRA

Due to geographical separation of Highampton from European Sites and accordingly the absence of impact pathways, and against a backdrop of a limited amount of development proposed, the Council considers that the Highampton Neighbourhood Plan will not have any likelihood of significant effect on a European site alone or in-combination with other development and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in Appendix 2 of this report.

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The full SEA/HRA report issued by WDBC can be found at Appendix 11.

Consultation Statement

28. The Highampton Neighbourhood Plan Consultation Statement

- 28.1. After discussion at previous Highampton Parish Council meetings, the Council arranged a public meeting, on 2nd December 2015, to consider the creation of a neighbourhood plan under the Government's legislation to devolve more involvement in strategic planning to the town and parish level.
- 28.2. The parish meeting to decide on having a neighbourhood plan for Highampton was convened on 13th Jan 2016 and advertised on the parish noticeboards and the parish magazine as well as by word of mouth by the councillors. After considerable discussion and debate, the motion to set up a neighbourhood planning committee of the Highampton Parish Council was endorsed by those residents attending. Some of those attending agreed to join the planning group so endorsed.
- 28.3. The Highampton Parish Council on 3rd February 2016, formally established the Highampton Neighbourhood Planning Group (HNPG).
- 28.4. All meetings of HNPG are open to the public and their dates and time publicised on the HNPG website.
- 28.5. The first meeting of the HNPG was held on 10th February 2016 at which a terms of reference document was discussed, officers elected and what were the next steps that should be taken.
- 28.6. The HNPG agreed its proposed terms of reference on the 19th May 2016 which were subsequently agreed by Highampton Parish Council at their 1st June 2016 meeting.
- 28.7. This then cleared the way for HNPG to apply for designation as the neighbourhood planning group for the Highampton parish which was subsequently agreed on 25th August 2016 by West Devon Borough Council (WDBC) the planning authority for the parish.

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- 28.8. One of the first things HNPG organised was a website, using a My Community grant to enable communication to and from all residents, businesses and organisations in Highampton and beyond.
- <http://www.highamptonplan.uk/>
- 28.9. This website address has been publicised on the Highampton Parish Council website and noticeboards as well as in the parish magazine.
- 28.10. The HNPG publishes all its agendas and minutes of meetings on the website along with any documents it finalises.
- 28.11. The website also provides links to the WDBC Strategic Planning website as well as web resources on neighbourhood planning so that residents can find much more information.
- 28.12. The HNPG also published links on its website to the public consultation website pages for the emerging Plymouth, South Hams District Council and West Devon Borough Council Joint Local Plan (JLP). The HNPG also published on their website all their responses to the JLP consultations and other planning matters. All this activity was aimed at maximising resident awareness of the JLP and the Highampton neighbourhood plan processes and how they could influence the processes and outcomes.
- 28.13. To maintain contact with the residents the website gives all HNPG members contact details.
- 28.14. The website also maintains a diary of all upcoming meetings and other dates of interest to the Highampton neighbourhood planning process.
- 28.15. HNPG has a regular article in the parish magazine, The Messenger, to keep residents, businesses, and other organisations abreast of progress and developments frequently cross-referencing the HNPG website. All these articles are also posted on the HNPG website.
- 28.16. Whilst the HNPG members had ideas and knowledge of the parish and village needs they knew they needed the input from all the residents of the parish who wished to contribute. To this end, the HNPG determined to have a wide-ranging parish consultation involving all residents, organisations and businesses in the parish.
- 28.17. The HNPG determined that with the small size of the parish the best way to do this was through three surveys of local opinion open to all residents, organisations and businesses in the parish. The surveys were hand-delivered before 25th February 2017 for completion by 1 April 2017. These surveys were:

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- 28.17.1. A resident's questionnaire, open to all residents aged 16 years and over. Copies of the survey were hand-delivered to each property in Highampton parish with enough copies as the HNPG members knew to be resident in the property along with information where further copies could be obtained. The full report on the resident's questionnaire is in Appendix 1.
- 28.17.2. A household survey open to each household located in the parish. Copies of the survey were hand-delivered to each property in Highampton parish along with information where further copies could be obtained. The full report on the household survey questionnaire is in Appendix 2.
- 28.17.3. A business consultation, open to each business and organisation located in Highampton. Copies of the survey were hand-delivered to each business and organisation in Highampton parish along with information where further copies could be obtained. The full report on the business consultation questionnaire is in Appendix 3.
- 28.18. The resident's questionnaire, household survey and business consultation were all advertised on parish noticeboards and in the parish magazine. Further copies of the documents were available in the village shop and from any HNPG member. They could also be downloaded from the website.
- 28.19. The result of this wide-ranging and comprehensive approach was to reinforce the HNPG member's own perception of what the residents, business and organisations want from the future planning of Highampton.
- 28.20. The consensus views of the residents supported the WDBC indicative target for further residential development between 2014 and 2030 of circa 20 properties.
- 28.21. The reports on the resident's questionnaire, household survey and business consultation were all published on the website and this was publicised in the parish magazine. For a detailed review of the consultation with all residents, businesses and organisations see Appendices 1 through 3.
- 28.22. Having the inputs from the resident's questionnaire, household survey and business consultation the HNPG members then worked over a number of months to define an appropriate strategy for Highampton village and parish.

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- 28.23. As the process of strategy formation developed HNPG conducted a housing needs assessment between 16th January 2018 to 2nd March 2018. This was publicised in the parish magazine, the HNPG website and parish noticeboards.
- 28.24. HNPG also consulted with WDBC to gain any housing needs data from Devon Home Choice for Highampton parish.
- 28.25. The housing needs assessment only had one response for a single retired resident seeking suitable accommodation. The Devon Choice data showed that they had no applicants from Highampton Parish seeking accommodation either in or outside Highampton and no applicant from outside Highampton seeking accommodation in Highampton.
- 28.26. At the same time as the housing needs assessment, HNPG issued a call for sites in Highampton Parish which was also publicised in the parish magazine, the HNPG website and parish noticeboards.
- 28.27. HNPG received one response within the 2nd March 2018 deadline but this was from a landowner for a site outside the parish. HNPG also received two responses after the deadline for sites that were already in the JLP call for sites. (Considering Sites for Development in Highampton, Site Information Pack, March 2017)
- 28.28. A direct approach in May 2018 to those who had already put forward a site to the JLP process confirmed that none had withdrawn their interest.
- 28.29. Due to this, HNPG determined that the sites identified in the JLP call for sites would be used as the HNPG call for sites
- 28.30. The draft 3 version of the Highampton Neighbourhood Plan was been agreed by the Highampton Parish Council and was published for regulation 14 consultation.
- 28.31. As part of the regulation 14 consultation apart from the statutory consultees as notified to HNPG the draft 3 version was also be posted on the HNPG website, publicised on the parish noticeboards with a paper copy available at the Project Leader's residence for inspection if required.
- 28.32. The comments received from the Regulation 14 consultees were summarised in a Report (see Appendix 10) to the HNPG, considered and changes incorporated in the draft 4 version of the plan.
- 28.33. This draft 4 version was then sent to WDBC for their comments.

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- 28.34. Draft 4 was then circulated to the HNPG, along with the WDBC comments, for discussion and agreement prior to final agreement by Highampton Parish Council.
- 28.35. The draft 4 version of the Highampton Neighbourhood Plan was approved by Highampton Parish Council and apart from any changes to the policies they delegated to HNPG any other changes that might arise during the following processes.
- 28.36. This version was submitted to WDBC for their approval and Regulation 15 consultation.
- 28.37. Following the Regulation 15 consultation WDBC issued their SEA/HRA report see Appendix 11.
- 28.38. Due to a heritage matter arising from the Regulation 15 consultation HNPG, under its delegation from the Highampton Parish Council, considered the matters raised and responded in full see Appendix 12.
- 28.39. WDBC accepted this response and went forward to the Examination phase of the Neighbourhood Planning Process.

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Appendix 1: The Highampton Residents Questionnaire Report

1 Introduction

- 1.1 During the period between 16th February to 1 April 2017 a consultation was undertaken by the Highampton Neighbourhood Planning Group of the residents of Highampton parish.
- 1.2 This consultation consisted of three parts:
 - 1.2.1 A Resident Questionnaire available for completion by all Highampton residents aged sixteen years and over.
 - 1.2.2 A Household Survey available for completion by each Highampton household.
 - 1.2.3 A Business Consultation available for completion by any business in Highampton
 - 1.2.4 Copies available from:
<http://www.highamptonplan.uk/documents/>
- 1.3 This report is the analysis of the Highampton Resident Questionnaire section of the overall 2017 consultation. Residents being categorised as all persons aged 16 or over resident in Highampton parish at the time of the consultation.
- 1.4 The return rate for the Highampton Resident Questionnaire is 79 residents out of 271 residents aged 16 or over in the Highampton parish (2011 census).
- 1.5 The response rate at 26% is thought to be encouragingly high and certainly sufficient to draw conclusions for the whole parish.
- 1.6 The following analysis reports the results of each question from the Residents Questionnaire.

2 The Environment

- 2.1 The first section of the Resident Questionnaire enquired about residents' concerns about the environment.

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2.1.1 Considering the landscape and built environment of the village and surrounding areas:

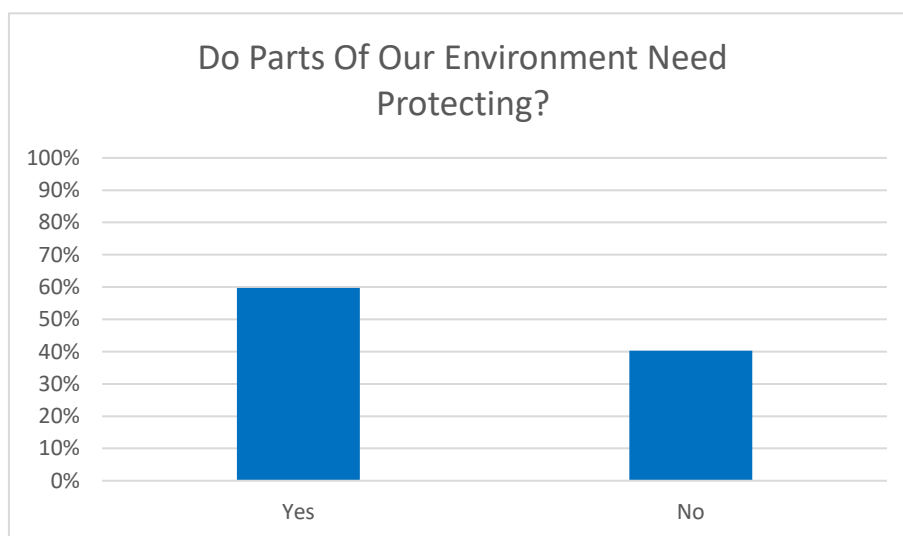
Two questions were asked:

2.2 Environment Question 1: Are there any parts of our environment that need to be protected?

2.2.1 Responses:

Yes: 60%

No: 40%



2.2.2 Parts of the environment that were cited as needing protection include:

30 Responses:

Rural Environment/Setting/Landscape

5 Responses:

Church

Cycle path/Ruby Way

Views to Dartmoor

4 Responses:

Wildlife/SSSIs

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2 Responses:

Greenfield Sites
Fields along Burdon Lane, Burdon Grange and
School
Water quality

1 Response:

Centre of village
Air quality
Land next to Village Hall and School
Sites along Church Road
Farm Buildings
Church Road

2.2.3 Commentary: Whilst 60% responded that there are parts of the Highampton parish that require protection it is noted that a substantial minority consider this not be the case.

Of the majority that felt the environment needed protecting by far the most dominant concern was to do with maintaining the rural environment, setting and landscape. Concern also was expressed, but to a markedly lesser extent, with protecting the Church, cycle path/Ruby Way, views of Dartmoor and wildlife.

2.2.4 Conclusion: We should make the preservation of the rural environment/setting/landscape a priority in any neighbourhood plan.

2.3 Environment Question 2: Are there any parts of our environment that should be improved?

2.3.1 Responses

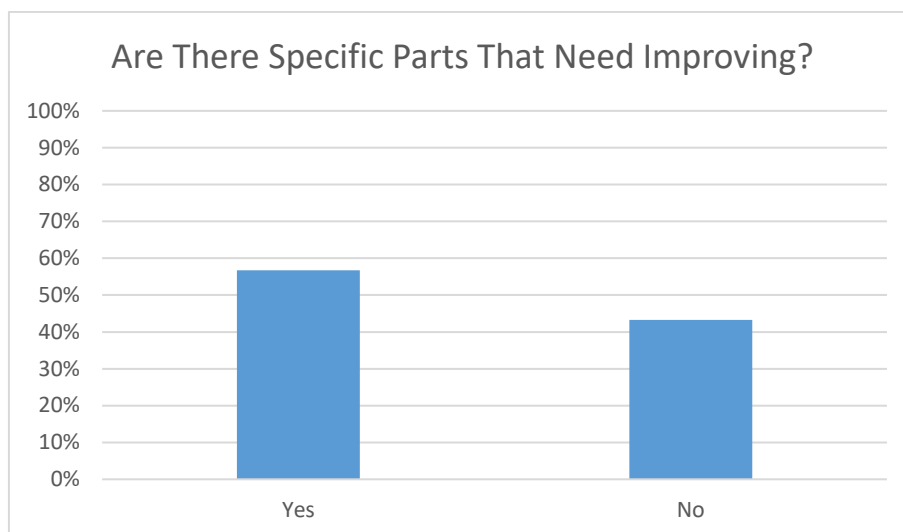
Yes: 57%

No: 43%

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2.3.2 Parts of the environment that were cited as needing improvement include:

19 Responses:

Roads/Verges

10 Responses:

Footpaths

5 Responses:

Centre of Village/ Streetscape

1 Response:

Drainage ditches

Street lighting

Light pollution

Noise pollution

Air pollution

Tree planting

Bird boxes, Bat boxes

2.3.3 Commentary: It is noticeable that the majority for environmental improvement was less than that in favour of protection, albeit there was still a majority in favour of improving the Highampton environment along with the substantial minority against.

The dominant area specified as needing improvement was the roads and verges along with footpaths although the roads

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represent more of a service than an environmental matter. The centre of the village and streetscape is also of some concern.

- 2.3.4 Conclusion: During any new development, we should try to incorporate improvements to our roads, verges and footpaths and we will relay to our County Councillor the concerns with the existing provision.

3 Services

- 3.1 The second section of the Resident Questionnaire enquired about residents' concerns about the local services. A preamble was given of:

- 3.1.1 Of the services available to the village, such as electricity supply, water supply, foul and surface water drainage, telephone, mobile phone reception, broadband, public transport etc.

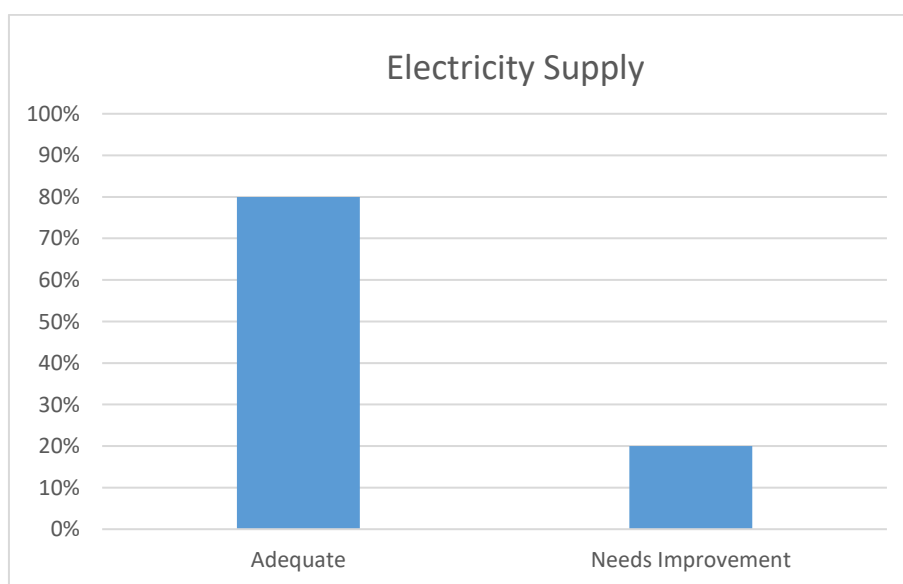
One question was asked.

- 3.2 Services Question 1: Which services do you consider adequate or in need of improvement to meet the needs of the community? The responses were taken to 5 service areas

- 3.2.1 Electricity supply

Adequate: 80%

Need Improvement: 20%



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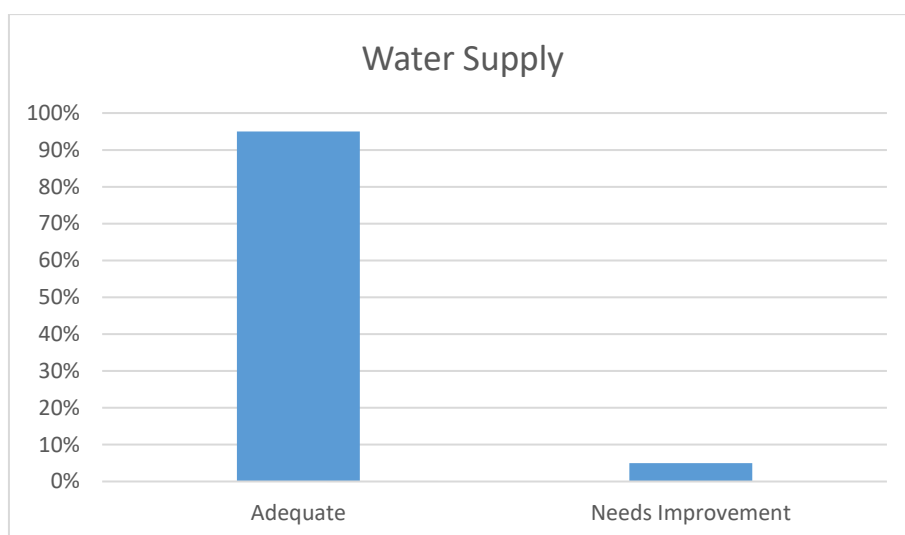
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3.2.2 Water supply

Adequate: 95%

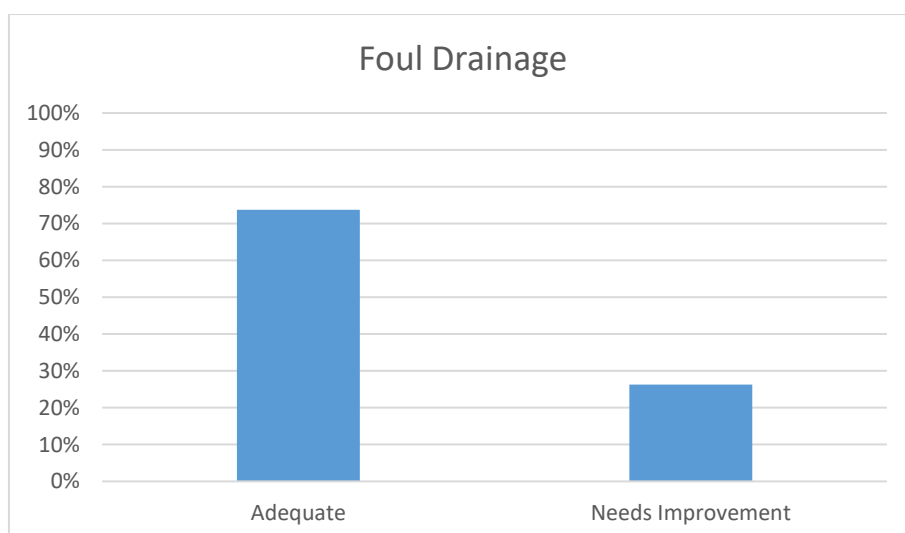
Need Improvement: 5%



3.2.3 Foul drainage

Adequate: 74%

Need Improvement: 26%



3.2.4 Surface water drainage

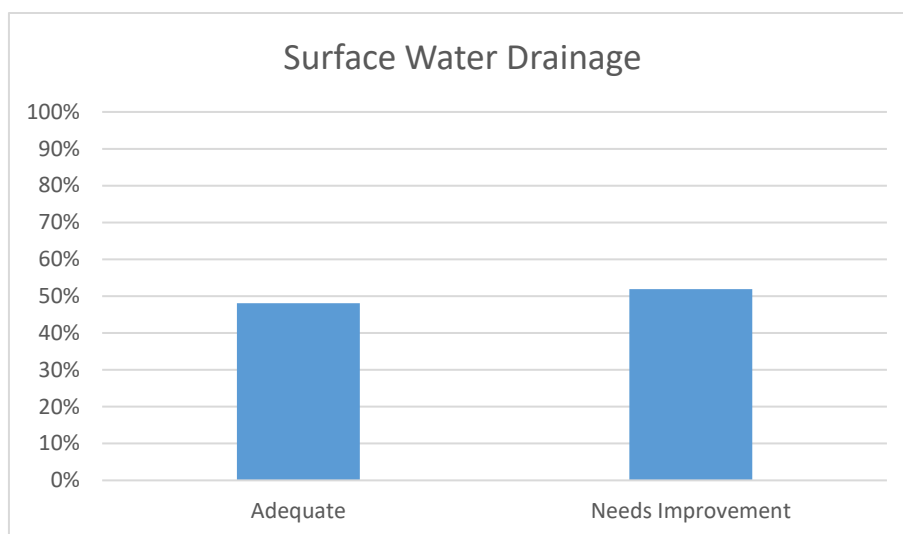
Adequate: 48%

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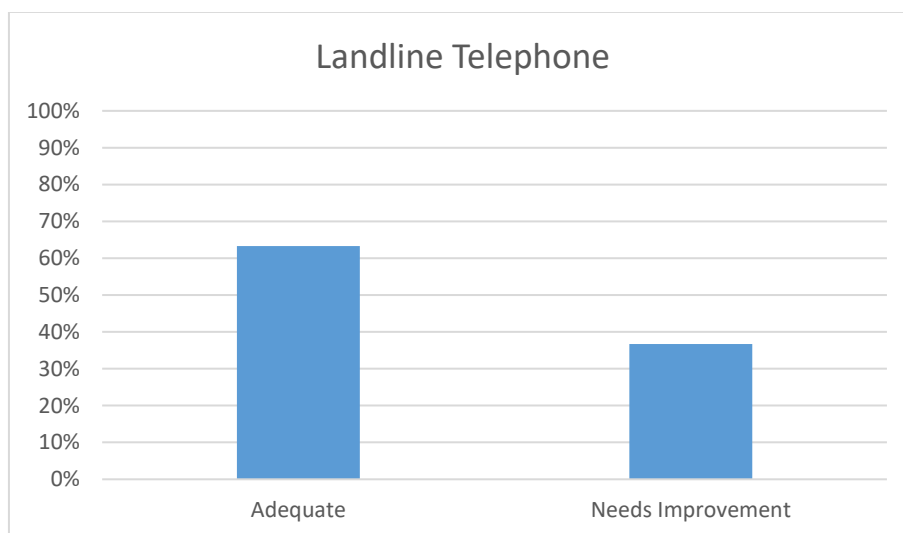
Need Improvement: 52%



3.2.5 Telephone (landline)

Adequate: 63%

Need Improvement: 37%



3.2.6 Mobile phone reception

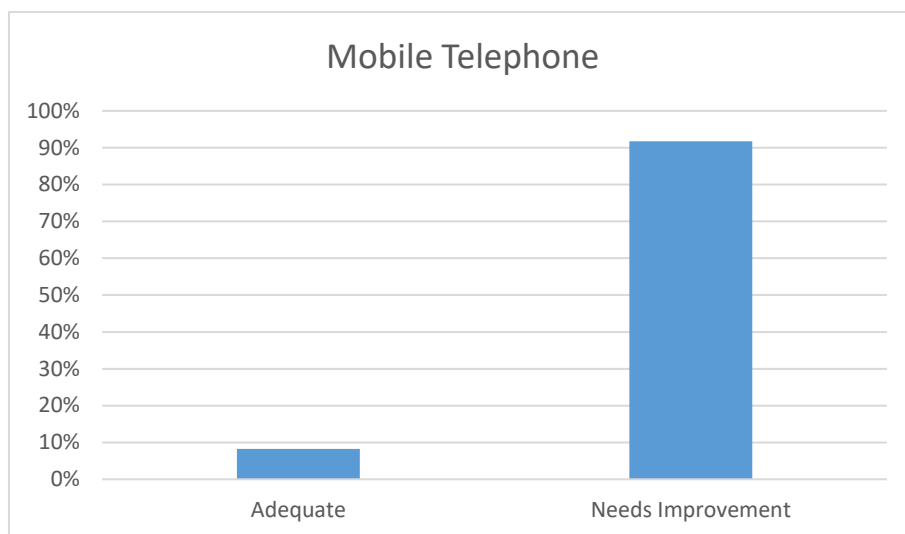
Adequate: 8%

Need Improvement: 92%

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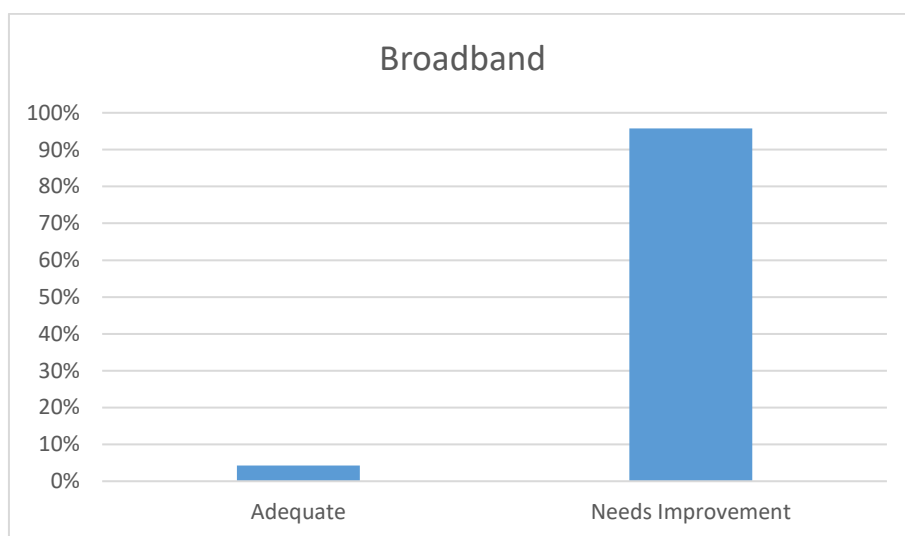
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3.2.7 Broadband

Adequate: 4%

Need Improvement: 96%



3.2.8 Public Transport

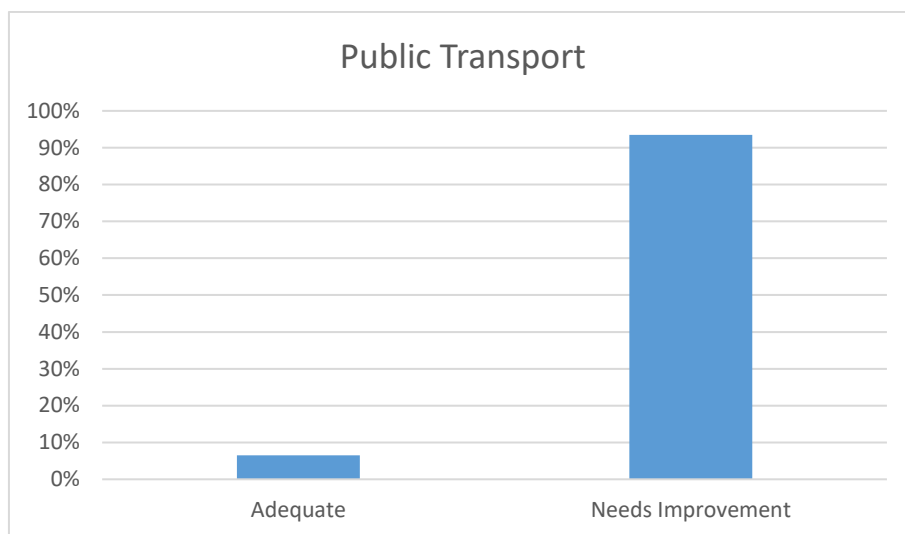
Adequate: 6%

Need Improvement: 94%

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3.2.9 Other services that were cited as needing improvement were:

8 Responses:

Roads

2 Responses:

Cycle tracks

1 Response:

Gas supply

Minibus service

Refuse collection

3.2.10 Commentary: Whilst the residents of Highampton are broadly content with the electricity, water, and foul drainage provision there are some specific problems within the village. The surface water drainage within the village is less satisfactory but again appears to reflect a specific problem in part of the village.

Landline telephone is broadly satisfactory as opposed to mobile telephone reception that is completely inadequate. Similarly, broadband provision is almost universally thought to be inadequate however, infrastructure within the village area has been improved with the provision of F TTP and we should know in the next couple of months how effective this is in answering the problem.

Public transport is also virtually universally considered inadequate by the residents of Highampton.

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Again the roads also featured heavily when asked what other services need improvement.

3.2.11 Conclusion:

The adequacy of services will need to be considered when considering the level and location of future development. We will discuss these matters with Highampton Parish Council along with our County and District Councillors to determine what can be done regarding the areas of concern and who will pursue it.

4 Facilities

4.1 The third section of the Resident Questionnaire asks residents about their concerns regarding facilities in the parish. A preamble was given of:

4.1.1 Existing facilities include village hall, school, parish Church, public house and local shop.

4.1.2 Two questions were asked:

4.2 Facilities Question 1: Existing facilities include village hall, school, parish Church, public house and local shop. Are these facilities adequate to serve the needs of the community?

4.2.1 Responses:

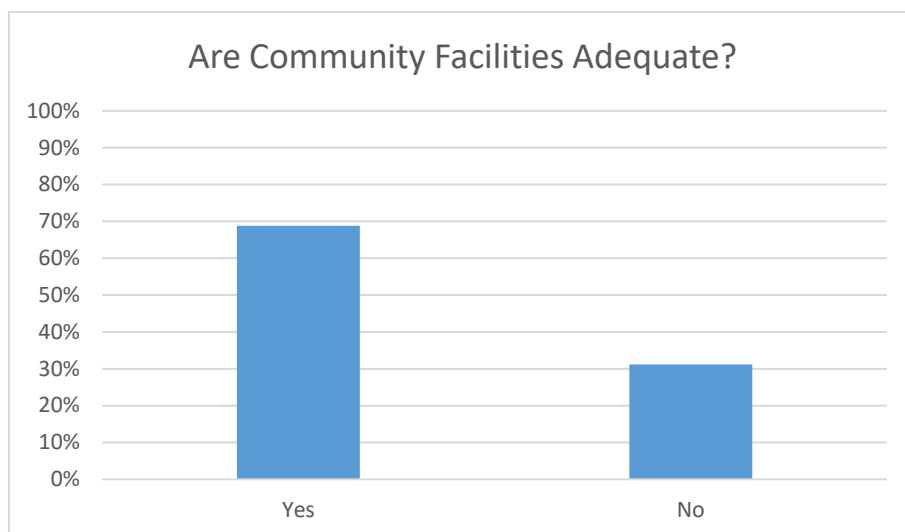
Yes: 69%

No: 31%

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Facilities that were mentioned as in need of expansion or improvement were:

18 Responses:

Public House – improved

6 Responses:

Shop – expanded

3 Responses:

Village Hall – improved

1 Response:

Church

4.2.2 Commentary: There is broad agreement that the facilities provided in Highampton parish are adequate. However, there was substantial agreement that the public house is inadequate for many residents.

4.2.3 Conclusion: Whilst Highampton residents feel broadly that existing facilities are adequate there is substantial support for improvements to the Golden Inn.

To a lesser extent some residents felt the shop should be expanded and the Village Hall improved.

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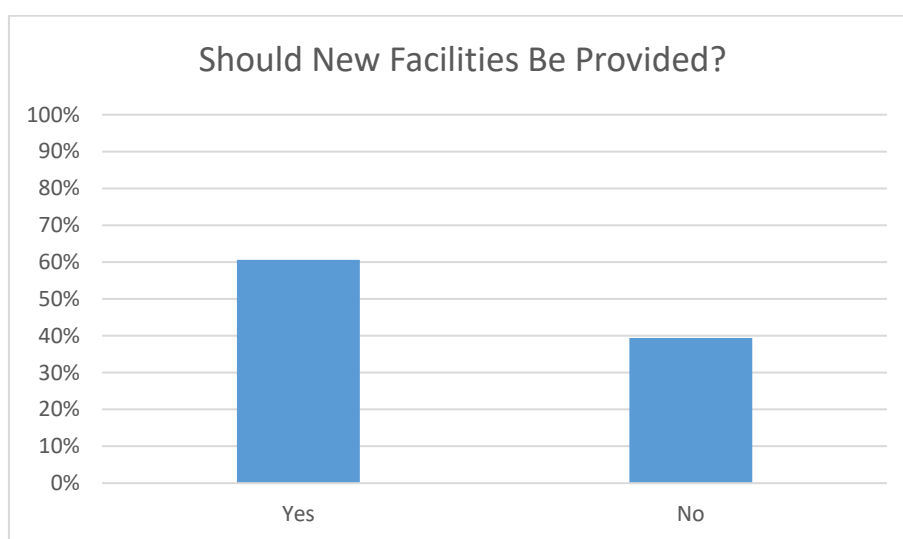
We will relay these concerns to those responsible.

4.3 Facilities Question 2: Should new facilities be provided for community use?

4.3.1 Responses:

Yes: 61%

No: 39%



4.3.2 New facilities the people would like to see were:

19 Responses:

Village green/recreation area/playing field

17 Responses:

Permanent Post Office

4 Responses:

Bus shelter

Church parking

3 Responses:

Defibrillator

A gym

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2 Responses:

Swimming pool
Café

1 Response:

Community owned wind turbine
Studios
Health Centre

4.3.3 Commentary: Despite the majority feeling that existing facilities are adequate there was also most residents responding that more facilities should be provided.

Facilities that were strongly supported were a need for a village green/recreation area/playing field and the return of a permanent Post Office.

4.3.4 Conclusion: We should endeavour to provide in the plan for a village green/recreation area/playing field.

There was also a call for a permanent post office, bus shelter and some church parking facility which we will take up with the respective responsible bodies.

5 Housing

5.1 The fourth section of the Resident Questionnaire asks residents about their concerns regarding housing. A preamble was given of:

5.1.1 As with other villages and settlements, Highampton will need to contribute to the supply of new houses in the district over the next 18 years. Accommodation figures from the Office for National Statistics for Highampton parish for 2011 give a total of 111 dwellings of which: 87 are detached, 19 semi-detached and 4 terraced.

Six questions were asked:

5.2 Housing Question 1: How many houses should be built in Highampton in the period to 2034?

5.2.1 Responses:

Responses

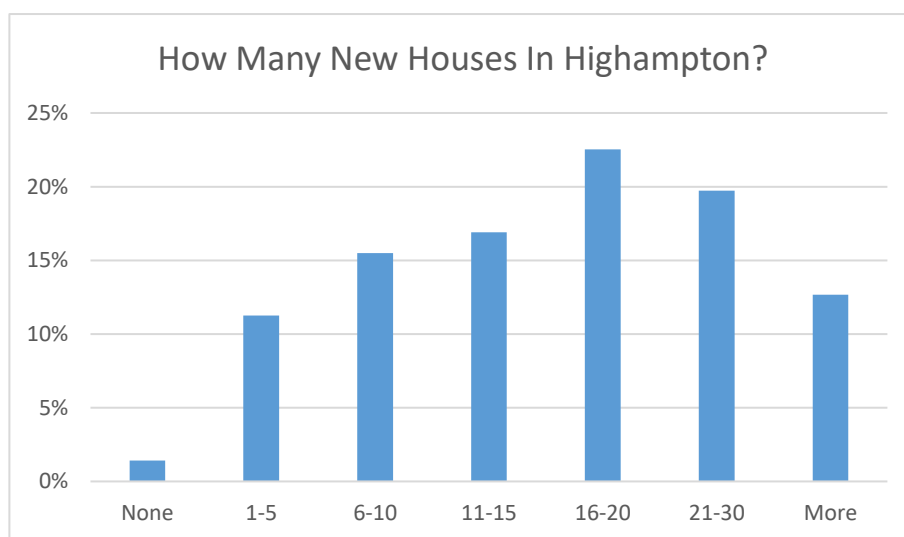
Cumulative

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No New Housing	1	1
1 – 5 New Houses	8	9
6 – 10 New Houses	11	20
10 – 15 New Houses	12	32
16 – 20 New Houses	16	48
21 – 30 New Houses	14	62
More	9	71
Total	<hr/> 71	



Of those who chose more:

	Responses
30 +	1
30 - 40	1
40 +	2
50	1
50 - 60	1
60 +	1
75	1
100 +	1

5.2.1 Commentary: There is a wide divergence on the number of houses that should be built during the next 17 years with, arguably, unachievable figures at both ends of the scale. Measuring an average response can be undertaken in several ways but is problematic.

What seems clear though is that the majority view is for allocating land for in the region of 20 houses built in the parish from the date of the survey.

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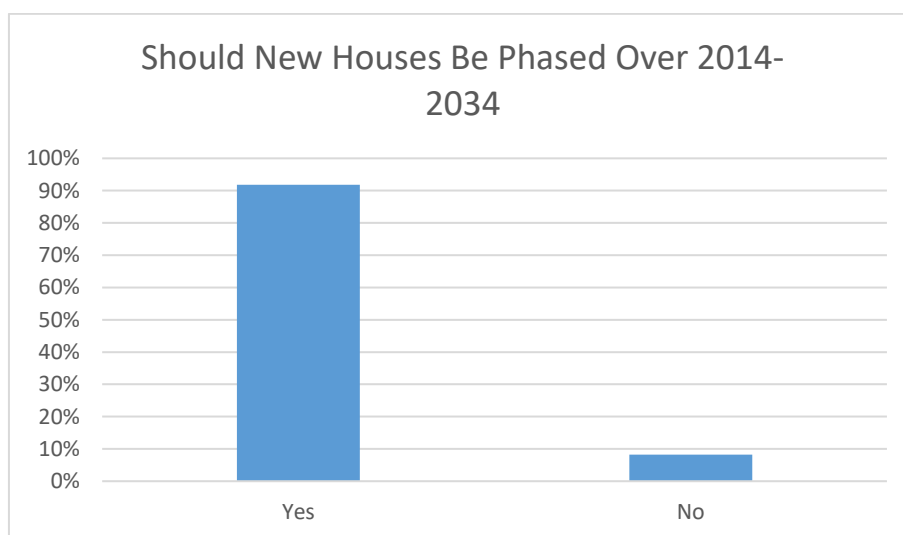
5.2.2 Conclusion: We should allocate land to allow for in the region of 20 houses to be built in the parish in the period from the date of the survey (March 2017) to 2034.

5.3 Housing Question 2: Should the provision of new housing be phased over the whole period?

5.3.1 Responses:

Yes: 92%

No: 8%



5.3.2 Commentary: the overwhelming majority wish any new housing to be phased over the whole period.

5.3.3 Conclusion: We should ensure the provision of new housing be phased over the whole plan period.

5.4 Housing Question 3: What design of housing should be provided?

5.4.1 Responses:

Detached: 36%

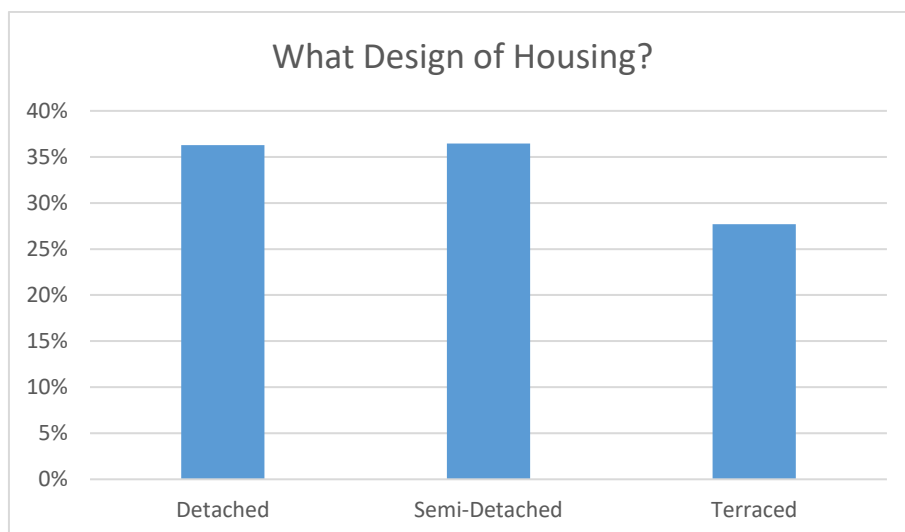
Semi-Detached: 36%

Terraced: 28%

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5.4.2 **Commentary:** Whilst there is a small preference for detached and semi-detached over terraced this would appear to be marginal.

5.4.3 **Conclusion:** We should endeavour to provide an approximately equal mix of detached, semi-detached and terraced housing during the plan.

5.5 **Housing Question 4: What mix of ownership should be provided?**

5.5.1 **Responses:**

Rented: 23%

Shared Ownership: 18%

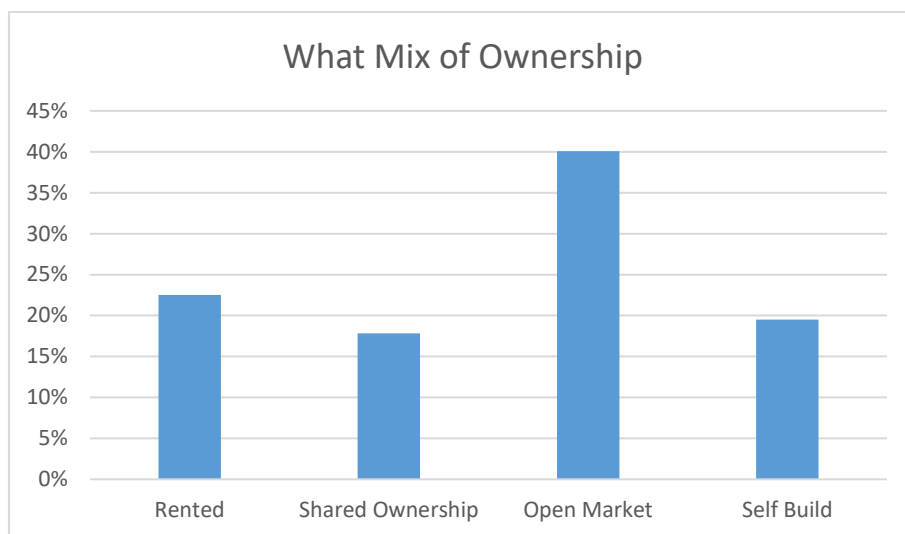
Open Market: 40%

Self-Build: 20%

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5.5.2 **Commentary:** In terms of mix of ownership for any new development the majority favours open market although with healthy allowance for rented shared ownership and self-build.

5.5.3 **Conclusion:** Whilst we should make the majority allocation free-market we should also investigate the means available to make specific allocations for rented and shared ownership as well as self-build if possible.

5.6 **Housing Question 5:** What proportion of housing, if any, should be reserved for affordable housing?

Response: 36%

5.6.1 **Commentary:** the consensus of Highampton parish residents is that about a third of new developments should be affordable accommodation.

5.6.2 **Conclusion:** We should seek to allocate in the region of around a 3rd of new development to be affordable community housing.

5.7 **Housing Question 6:** Where should new housing sites be located?

5.7.1 **Responses:**

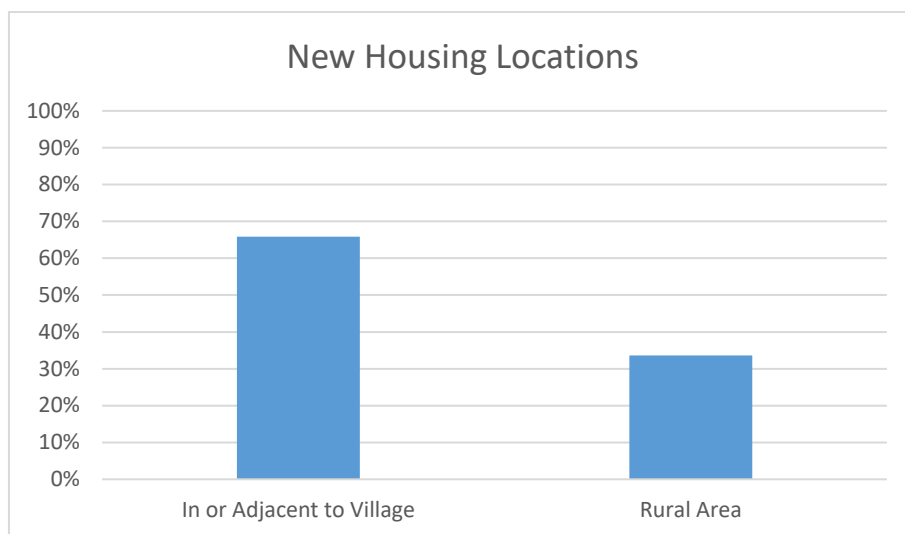
In or adjacent to village: 66%

Rural area: 34%

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5.7.2 **Commentary:** Whilst there is a clear majority for any new housing development to be in or adjacent to the village of Highampton there is a substantial minority favouring some development in the rural area. It may be appropriate to apply this split of locations to the overall housing number determined by housing question 1 (paragraph 5.2 above).

5.7.3 **Conclusion:** We should seek to allocate approximately two thirds of new housing to “in or adjacent” to the village and one third in the rural areas outside the village.

5.8 **Housing question 7: do you have any other comments relating to the provision of housing and its location?**

5.8.1 **3 Responses:**

Design and layout should be appropriate for the village.
New development should be along Church Road.
Housing should be reserved for new for local people.

5.8.2 **2 Responses:**

No holiday homes.
Housing developments should be linked to other improvements.
No new housing off narrow roads/lanes.
There should be more smaller houses, less large detached.
There should be more starter homes.

5.8.3 **1 Response**

Housing should be located around pub and shop.
There should be no large-scale estate.

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There should be a new link road, Church Road to Hatherleigh Road.
New housing should provide for two off-road parking spaces per house.
Main foul drainage should be provided for all new builds.
No new housing in the countryside.
Urban sprawl should be prevented.
New development should use brownfield sites.
Extend the built-up area for all housing.
New houses should be family sized.

5.8.4 Commentary: There is no consensus among the other comments on the provision of housing. However, there are a number of suggestions that could be borne in mind.

5.8.5 Conclusion: We should take these comments into account when creating the neighbourhood plan for Highampton.

6 Employment

6.1 The fifth section of the Resident Questionnaire asks residents about their concerns regarding employment in the parish. A preamble was given of:

6.1.1 Despite being a rural location, Highampton currently includes a variety of businesses offering employment opportunities covering a range of diverse activities.

Five questions were asked:

6.2 Employment Question 1: Should provision be made for new businesses?

6.2.1 Responses:

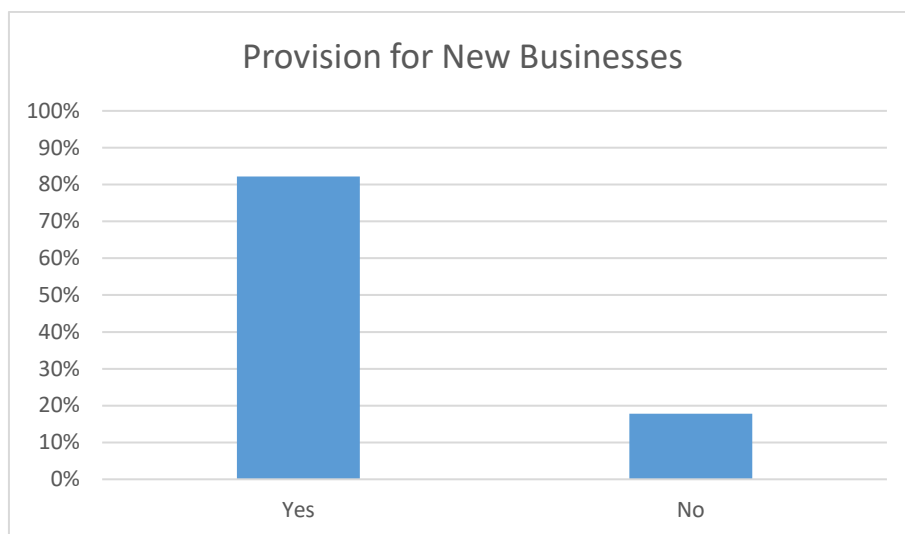
Yes: 82%

No: 18%

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6.2.2 Commentary: There is a strong consensus that provision should be made for new businesses.

6.2.3 Conclusion: We should research more fully the needs for new local businesses and incorporate suitable policies in the new Highampton neighbourhood plan.

6.3 Employment Question 2: If provision for new businesses be provided, where should new business sites be located?

6.3.1 Responses:

In or near village: 16%

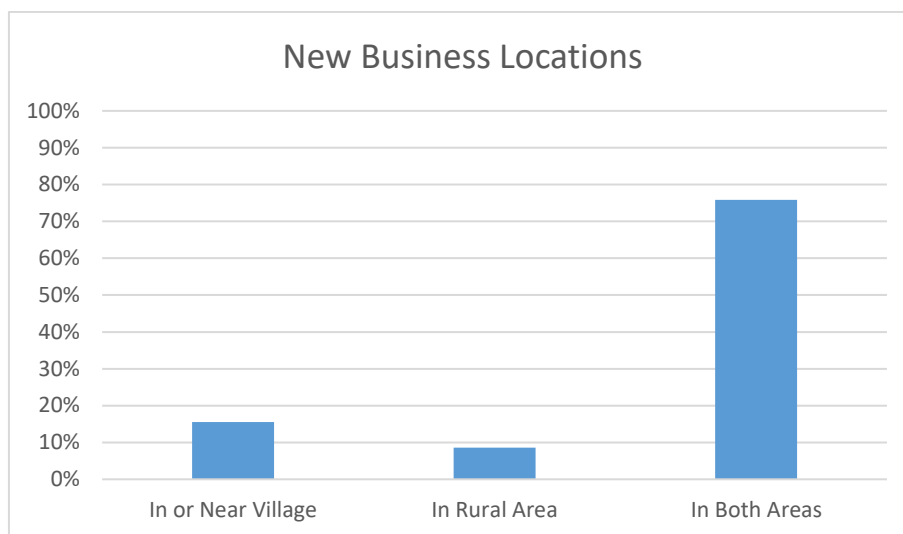
In rural area: 9%

In both areas: 76%

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6.3.2 Commentary: there is a strong consensus that any new businesses should not be restricted to being in or near Highampton village or in the rural area.

6.3.3 Conclusion: We should be open to considering land for businesses throughout the parish area.

6.4 Employment Question 3: What type of business would be suitable?

6.4.1 12 Responses:

Small-scale businesses

6.4.2 8 Responses:

Agricultural/rural businesses

Craft businesses

6.4.3 7 Responses:

Light industry/workshops

Tourism businesses

Any businesses

6.4.4 5 Responses:

Internet based businesses

6.4.5 3 Responses:

Timber businesses

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Small offices/home based

6.4.6 2 Responses:

Food/farm shop
Horticultural businesses

6.4.7 1 Response:

Educational businesses
A café
A care home
Sustainable businesses
Renewable energy

6.4.8 Commentary: There is a wide range of suggestions for the types of businesses that would be suitable within Highampton parish.

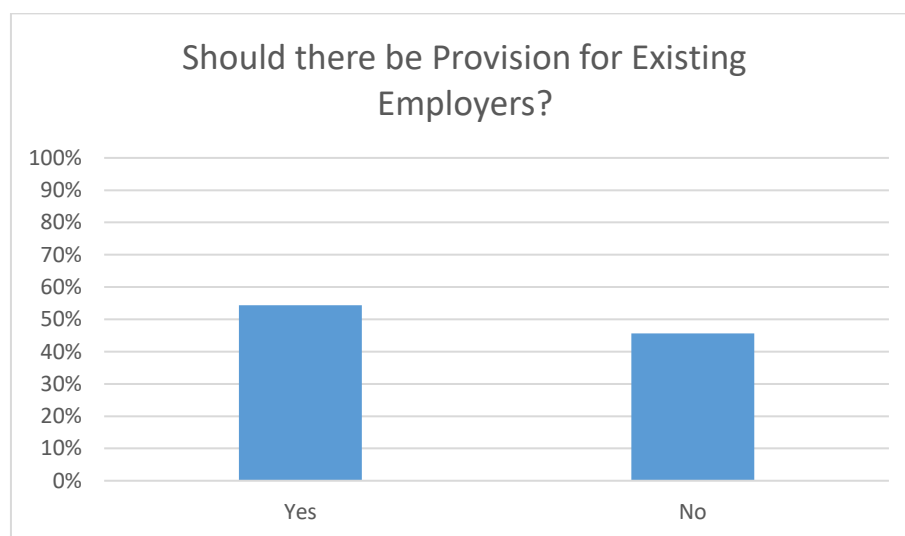
6.4.9 Conclusion: We should be open to any type of business establishing in the parish area particularly small scale and agricultural related.

6.5 Employment Question 4: Should specific provision be made that the expansion needs of existing employers?

6.5.1 Responses:

Yes: 54%

No: 46%



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- 6.5.2 Commentary: There is an approximately equal split over whether provision should be made for the expansion need of existing employers, with a small majority in favour.
- 6.5.3 Conclusion: Whilst we should encourage new businesses into the parish area we should be open to the expansion needs of existing employers.
- 6.6 Employment Question 5: Do you have any other comments relating to the provision of employment?
 - 6.6.1 5 Responses:

Preclude any development requiring HGV movements.
 - 6.6.2 2 Responses:

Encourage business by providing affordable housing.
 - 6.6.3 Commentary: The strongest response was to preclude any new businesses that require HGV movements.
 - 6.6.4 Conclusion: We should seek to ensure that any new business moving into the parish does not require frequent heavy goods vehicle access along our unsuitable narrow lanes.

7 General Comments

- 7.1 There were several overall further comments to the questionnaire:
 - 7.1.1 7 Responses:

There is a need to attract younger generation and/or couples.
 - 7.1.2 3 Responses:

No wind turbines should be permitted.
 - 7.1.3 1 Response:

The local shop should be improved.
The rural character of the village should be retained.
Any reasonable development that includes S106 money should be considered.
The Church should be upgraded to Grade 1 listing.
More land should be provided for burials.

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Renewable energy should be allowed to feed into the National Grid.

There is flooding risk from the treatment plant and surface water run-off.

7.1.4 Commentary: Of the general comments, there was a concern as to the need to attract the younger generation and/or couples. Also to a lesser extent concern expressed over wind turbines.

7.1.5 Conclusion: Whilst there was no overriding general comment we should be aware of the need to attract younger generation and/or couples into the area.

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Appendix 2: The Highampton Household Survey Report

1 Introduction

- 1.1 During the period between 16th February to 1 April 2017 a consultation was undertaken by the Highampton Neighbourhood Planning Group of the residents of Highampton parish.
- 1.2 This consultation consisted of three parts:
 - 1.2.1 A Resident Questionnaire available for completion by all Highampton residents aged sixteen years and over.
 - 1.2.2 A Household Survey available for completion by each Highampton household.
 - 1.2.3 A Business Consultation available for completion by any business in Highampton
 - 1.2.4 Copies available from:
<http://www.highamptonplan.uk/documents/>
- 1.3 This report is the analysis of the Highampton Household Survey section of the overall 2017 consultation.
- 1.4 The return rate for the Highampton Household Survey 41 households out of 111 households in the Highampton parish (2011 census).
- 1.5 The response rate at 37% is thought to be encouragingly high and certainly sufficient to draw conclusions for the whole parish.
- 1.6 The following analysis reports the results of each question from the Highampton Household Survey.

2 Household Size

- 2.1 The first section of the Household Survey asked the size of the household. One question was asked:
- 2.2 Household Size Question: How many people live in your household?

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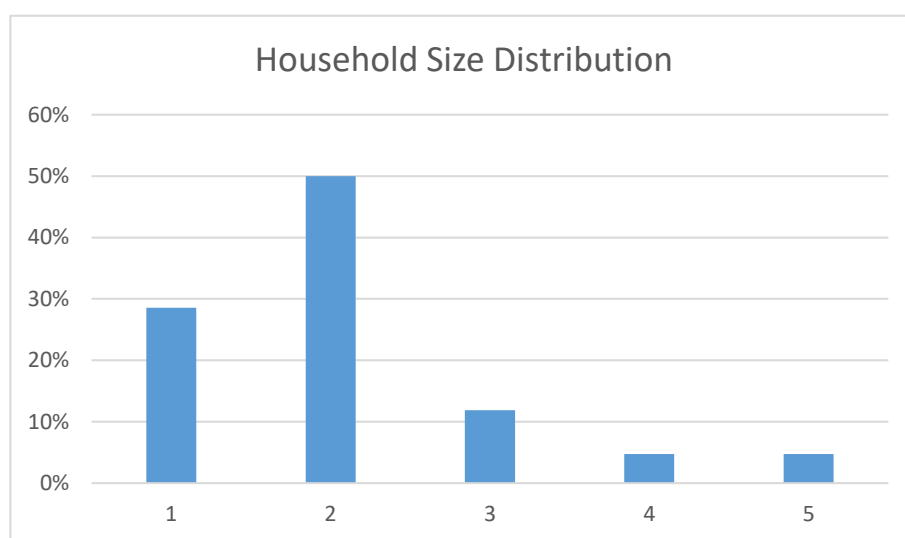
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2.2.1 The average household size of those who return the questionnaire was 2.07 people.

2.2.2 The household breakdown is:

Household Size	Number	Percentage
1	12	29%
2	21	50%
3	5	12%
4	2	5%
5	2	5%
Total	42	



2.2.3 Commentary: 29% of the households had one occupant with 50% having two occupants. Therefore nearly 80% of Highampton households have two or less occupants. It is also of note that only 10% of households have 4 or more occupants.

2.2.4 Conclusion: The majority of the current residents in Highampton live in one or 2 person households. The 2011 census indicated that 20% of households are one person residences with 44% being 2 person residences giving comparable numbers to the survey.

3 Employment

3.1 The second section of the Household Survey concerned employment in the household. Three questions were asked:

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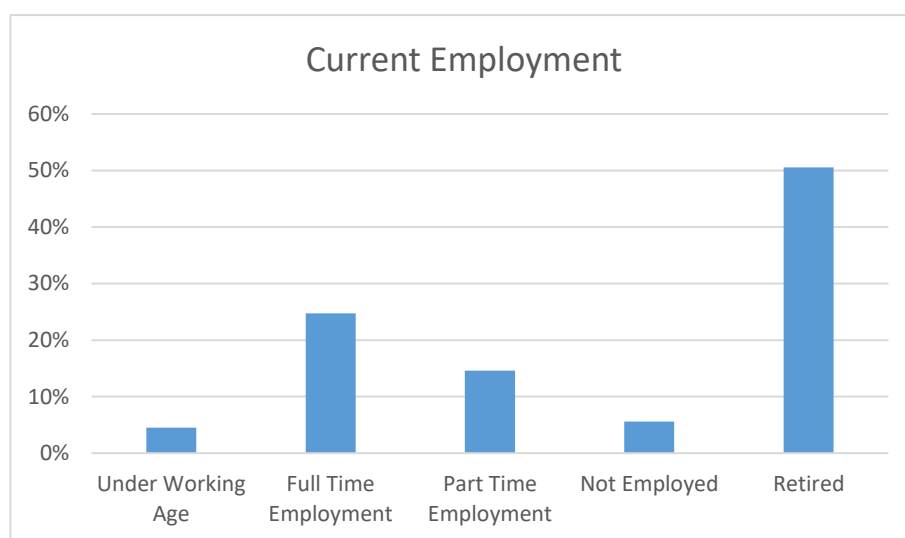
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3.2 Employment Question 1: What is the current employment status in your household?

3.2.1 Responses:

Under Working Age	4	4%
Full-time Employment	22	25%
Part-time Employment	13	15%
Not In Employment	5	6%
Retired	45	51%
Total	89	



3.2.2 **Commentary:** The majority of residents of Highampton are retired, 51%. The next highest category consisting of thirty percent of the residents was either in full or part-time employment. It was also of note that only 4% were under working age presumably children and adolescents.

3.2.3 **Conclusion:** the primary conclusion is that approximately half of the parish consists of retired residents.

3.3 Employment Question 2: Of those in employment, what distance approximately does each travel to work?

3.3.1 Responses:

3.3.1.1 The responses (30) to this question including one person travels four hundred miles to work. Therefore, for this

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analysis this response was excluded.

3.3.1.2 14 residents work in Highampton parish.

3.3.1.3 The shortest work journeys, outside Highampton were 3 miles (1) and 4 miles (5).

3.3.1.4 The longest journeys were 50 miles (1) 45 miles (1) and 40 miles (1).

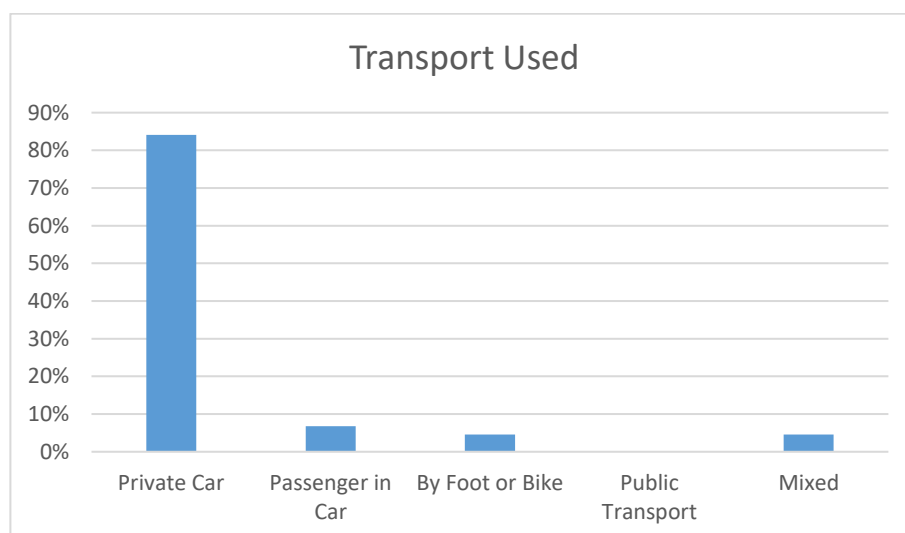
3.3.1.5 Average Journey: 17 miles (38 miles with 400-mile traveller included.)

3.3.2 Commentary: Most working people in the parish that don't work in the village have a relatively short journey of up to 17 miles.

3.3.3 Conclusion: The majority of the working residents work locally.

3.4 Employment Question 3: What method of transport does each person use?

Private Car	84%
Passenger in Car	7%
By Foot or Bike	5%
Public Transport	0%
Mixed	5%



3.4.1 Commentary: it was reasonable to separate the individual that travels 400 miles to work as being an exceptional case. After exclusion the longest journey distance was 17 miles.

The overwhelming majority of journeys to work undertaken in a

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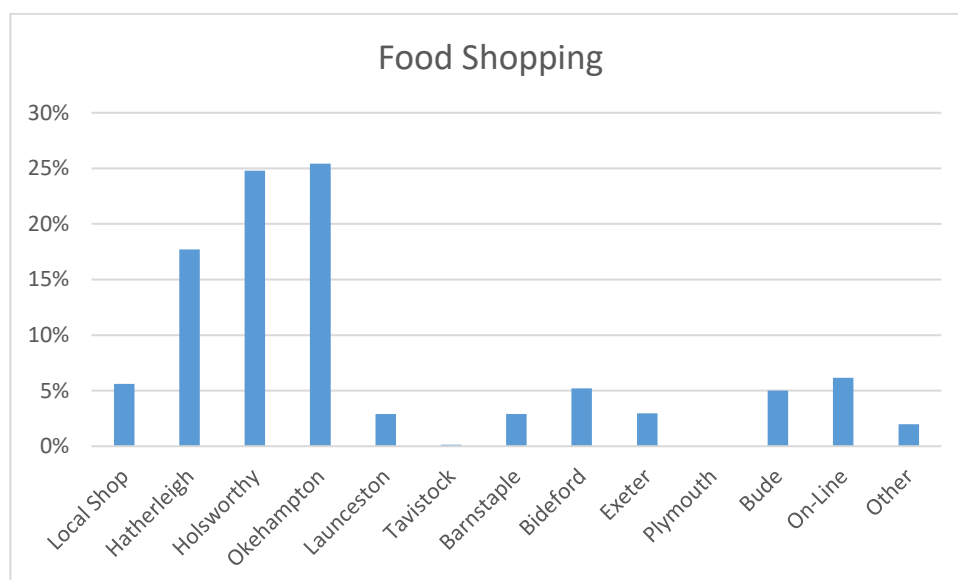
private car or as a passenger in a private car representing 91%.

3.4.2 Conclusion: Access to a private car is vital to any worker living in Highampton.

4 Shopping

4.1 The third section of the Household Survey asked about shopping habits. Two questions were asked.

4.2 Shopping Question 1: Where do you normally do your shopping for food and household items?



4.2.1 Commentary: 6% use the Highampton shop for food shopping with the overwhelming majority travelling to Hatherleigh, Holsworthy or Okehampton at 68%. It should be noted that Plymouth was not used for food shopping.

4.2.2 Conclusion: Access to a private car is vital to anybody living in Highampton for their day-to-day food shopping.

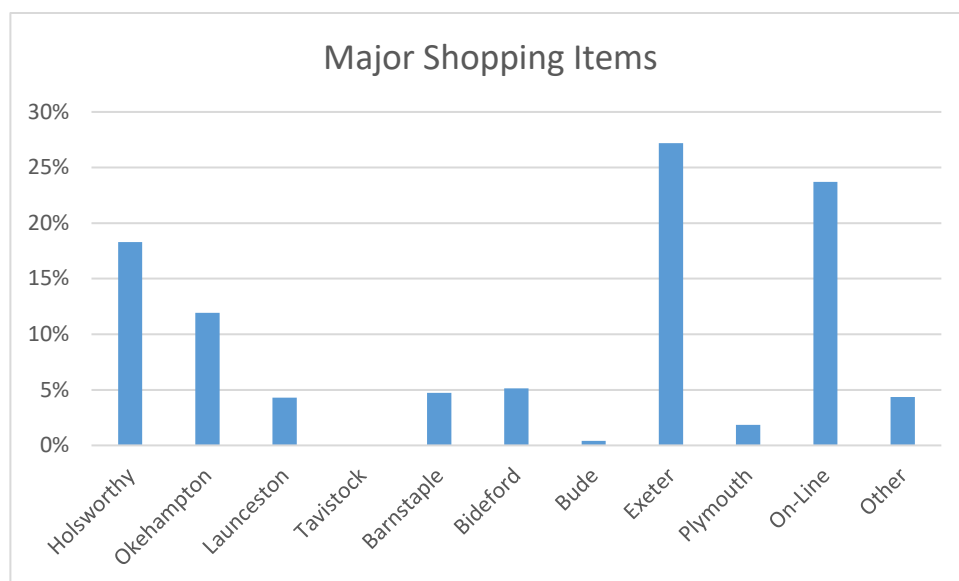
4.3 Shopping Question 2: Which town do you normally visit for major shopping items?

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4.3.1 Responses:



4.3.2 Commentary: Shopping for major items, is to a certain extent undertaken locally in Holsworthy or Okehampton, 30%, the 2 sources primarily used are Exeter, 27%, or online, 24%. Again it should be noted that only 2% travel to Plymouth for major shopping items.

4.3.3 Conclusion: Access to a private car is vital to anybody living in Highampton for their major item shopping although online deliveries accounting for 27% of such shopping are becoming a significant factor.

5 Leisure

5.1 The fourth section of the Household Survey asked about leisure activities. One question was asked.

5.2 Leisure Question: Considering all forms of leisure, social activities and entertainment, which locations do your household visit on a daily, weekly, monthly or occasional basis?

	Daily	Weekly	Monthly	Occasion'ly	Total
Highampton	86%	28%	15%	5%	15%
Hatherleigh	0%	12%	4%	15%	12%
Holsworthy	0%	12%	4%	15%	12%
Okehampton	0%	19%	12%	15%	15%
Launceston	0%	0%	4%	5%	3%
Tavistock	0%	0%	0%	5%	3%

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Barnstaple	0%	0%	8%	5%	4%
Bideford	0%	0%	4%	6%	4%
Bude	0%	16%	12%	6%	9%
Exeter	0%	0%	12%	15%	10%
Plymouth	0%	0%	0%	6%	4%
Other Urban	0%	0%	8%	2%	2%
Other Rural	14%	14%	19%	4%	9%

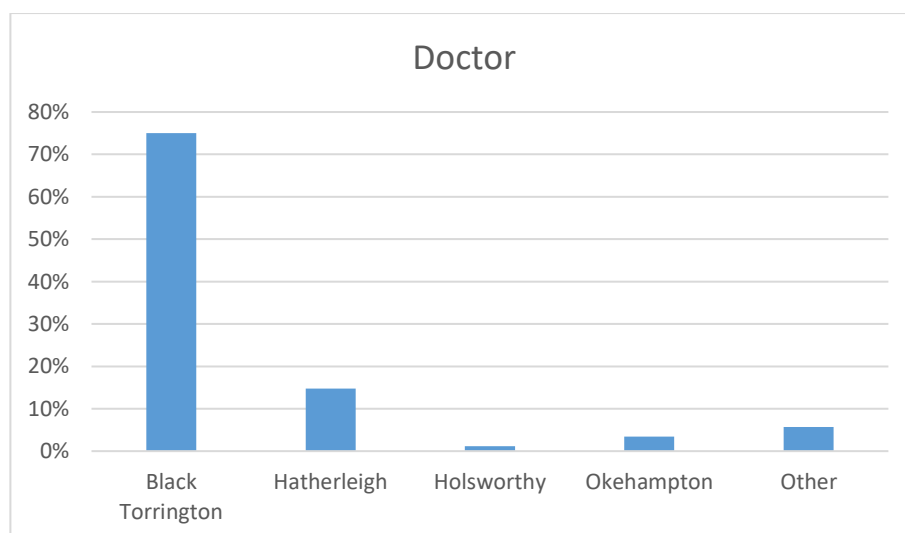
5.2.1 Commentary: Most residents use Highampton for leisure purposes on a daily basis. Other notable locations were Hatherleigh, Holsworthy and Okehampton along with Exeter. Again Plymouth at 4% is not a major leisure destination.

5.2.2 Conclusion: Access to a private car is vital to most people living in Highampton for their leisure activities.

6 Health and Welfare

6.1 The fifth section of the Household Survey asked about sources of health and welfare provision. Four questions were asked.

6.2 Health and Welfare Question 1: Where does your household normally visit to consult a doctor?



6.2.1 Commentary: the Blake House surgery in Black Torrington is by far the predominant destination for GP services at 75%.

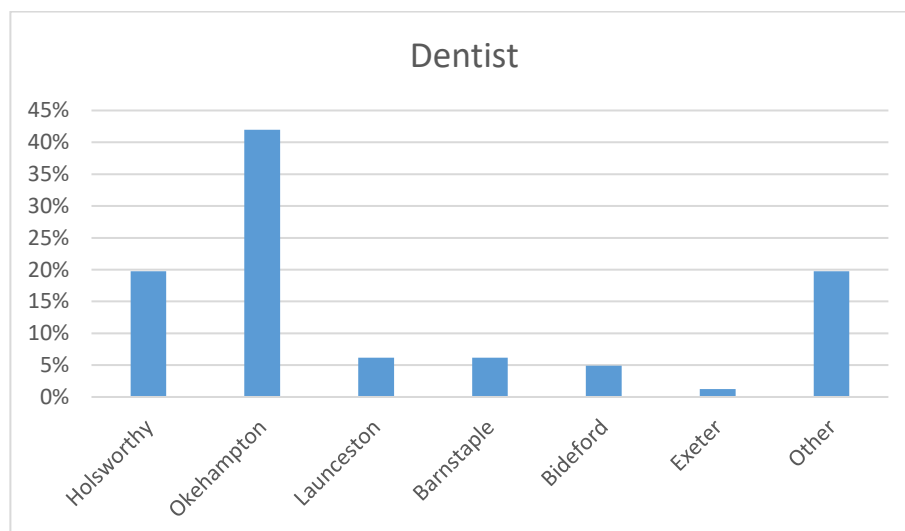
6.2.2 Conclusion: Access to a private car is vital to anybody living in Highampton for their visits to the doctor's surgery.

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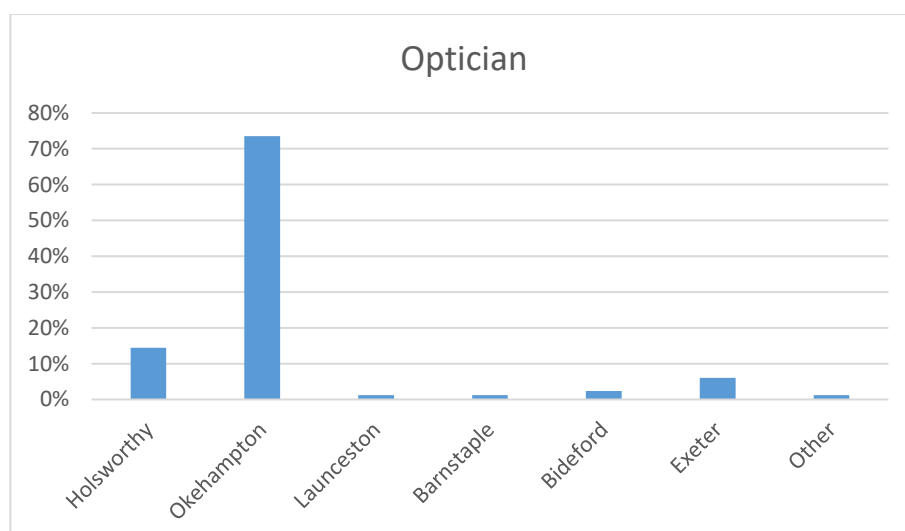
6.3 Health and Welfare Question 2: Where does your household normally visit to consult a dentist?



6.3.1 Commentary: Dental services residents use are more diverse but with Okehampton at 42% most heavily favoured.

6.3.2 Conclusion: Access to a private car is vital to anybody living in Highampton for their visits to the dentist.

6.4 Health and Welfare Question 3: where does your household normally visit to consult an optician?



6.4.1 Commentary: Most residents favour Okehampton for optician services at 73%.

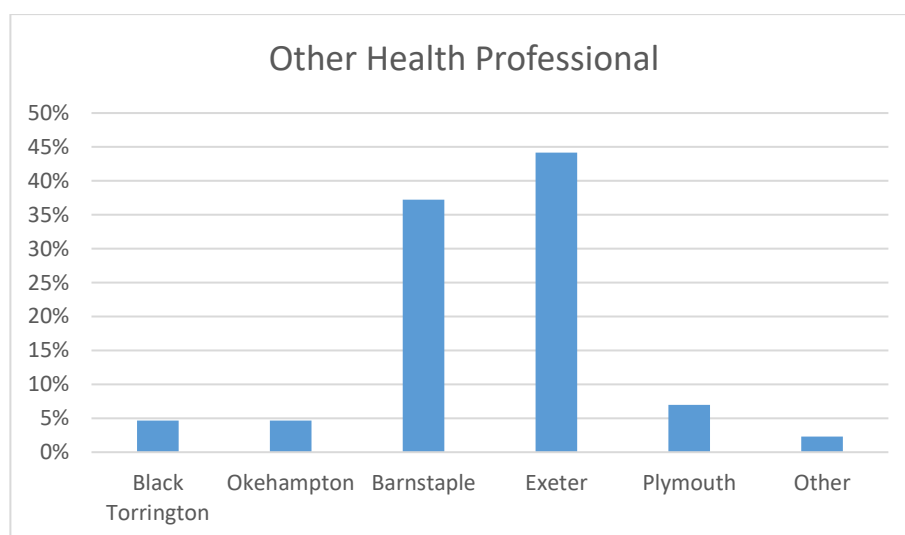
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6.4.2 Conclusion: Access to a private car is vital to anybody living in Highampton for their visits to the opticians.

6.5 Health and Welfare Question 4: where does your household normally visit to consult any other health professional?



6.5.1 Commentary: Other health professionals might include chiropodist, chiropractor or indeed any complimentary health provider and the 2 dominant locations were Exeter, 44% and Barnstaple, 37%.

6.5.2 Conclusion: Access to a private car is vital to anybody living in Highampton for their visits to any other health professional.

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Appendix 3: The Highampton Business Consultation Report

1 Introduction

- 1.1 During the period between 16th February to 1 April 2017 a consultation was undertaken by the Highampton Neighbourhood Planning Group of the residents of Highampton parish.
- 1.2 This consultation consisted of three parts:
 - 1.2.1 A Resident Questionnaire available for completion by all Highampton residents aged sixteen years and over.
 - 1.2.2 A Household Survey available for completion by each Highampton household.
 - 1.2.3 A Business Consultation available for completion by any business in Highampton
 - 1.2.4 Copies available from:
<http://www.highamptonplan.uk/documents/>
- 1.3 This report is the analysis of the Highampton Business Consultation section of the overall 2017 consultation.
- 1.4 The return rate for the Highampton Business Consultation was 6 businesses
- 1.5 The response rate, whilst low, is thought satisfactory given the overall number of businesses located in Highampton but care should be taken in drawing conclusions.
- 1.6 The following analysis reports the results of each question from the Highampton Business Consultation.

2 Size of Business

- 2.1 The first section of the Business Consultation asked the size of the business. One question was asked:
- 2.2 Size of Business Question: Number of employees?
 - 2.2.1 Responses:

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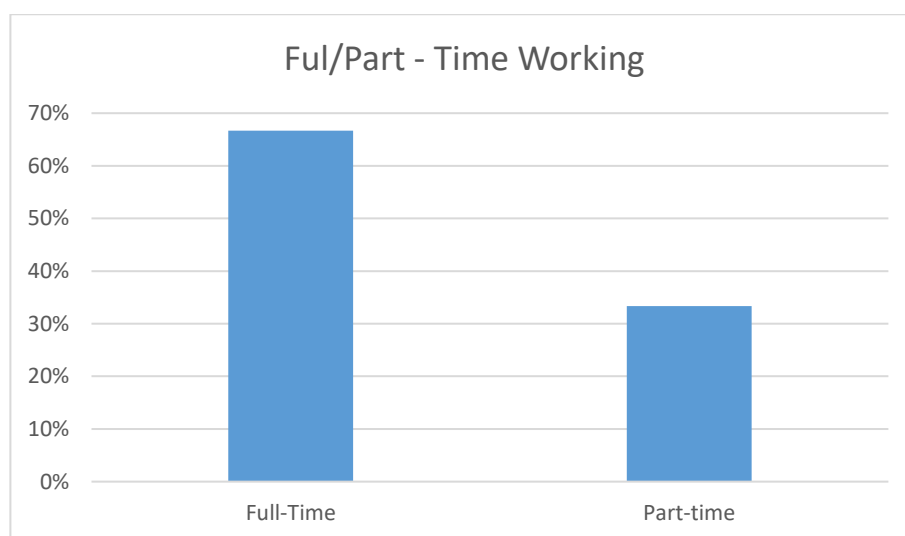
Number of employees per business: 2

Full-time employees per business: 1.3

Part-time employees per business: 0.7

Total full-time Employment: 8 (67%)

2.2.2 Total part-time Employment: 4 (33%)



2.2.3 Commentary: The typical Highampton business is small and consists of 2 employees one full-time and one part-time.

2.2.4 Conclusion: The response was primarily from the smaller businesses in Highampton employing 1 to 2 people. The larger employers that chose not to respond must be assumed to be content with the current arrangements and feel that any new development either for business or residential properties will not affect their business prospects nor be required for any potential growth.

29. Services

2.3 The second section of the Business Consultation asked about services for the business. A preamble was given of:

2.3.1 Of the services available to the village, such as transport links, public transport, telephone, mobile phone reception, broadband, etc.

Two questions were asked:

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2.4 Services Question 1: Which services do you consider essential in running your business?

2.4.1 5 Responses:

Superfast broadband

2.4.2 4 Responses:

Good mobile reception

2.4.3 2 Responses:

All services

2.4.4 1 Response:

Good parcel delivery service

2.4.5 Commentary: The major concern of Highampton businesses was the lack of superfast broadband and unacceptable mobile reception.

2.4.6 Conclusion: The major concerns were inadequate broadband and mobile reception. Whilst at the time of writing superfast broadband is being installed in the village we look forward to this answering those concerns. However, mobile reception remains an issue. We will monitor the roll-out of superfast broadband and convey the concerns about mobile reception to Highampton Parish Council and our District and County Councillors.

2.5 Services Question 2: The improvement of which services would enhance the efficiency of your business?

2.5.1 5 Responses:

Superfast broadband

2.5.2 2 Responses:

Mobile reception

2.5.3 1 Response:

All services

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3 phase electricity

2.5.4 Commentary: Again, the major concern of Highampton businesses was the need to improve of superfast broadband and mobile reception.

2.5.5 Conclusion: We look forward to the new infrastructure resolving the problems of poor broadband speeds and will look at what can be done about the mobile reception as well.

30. Future Expansion

2.6 The third section of the Business Consultation asked about future expansion of the business. A preamble was given of:

2.6.1 Considering the future of your business in the period to 2034

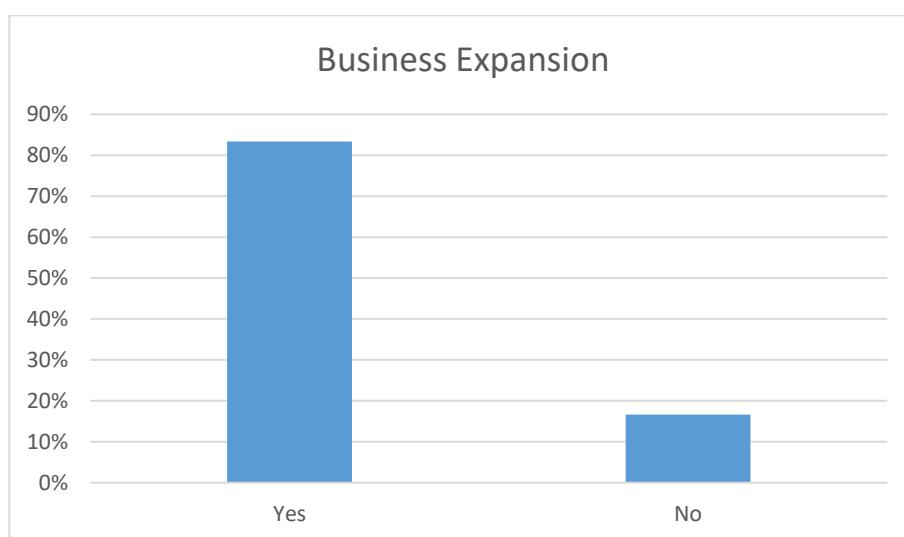
Six questions were asked

2.7 Future Expansion Question 1: do you anticipate that your business will expand?

2.7.1 Responses:

Yes: 83%

No: 17%



2.7.2 Commentary: Most existing Highampton businesses were positive about their future with 83% anticipating expansion.

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2.7.3 Conclusion: we should bear in mind the expansion needs of Highampton businesses during the writing of the Highampton Neighbourhood Plan.

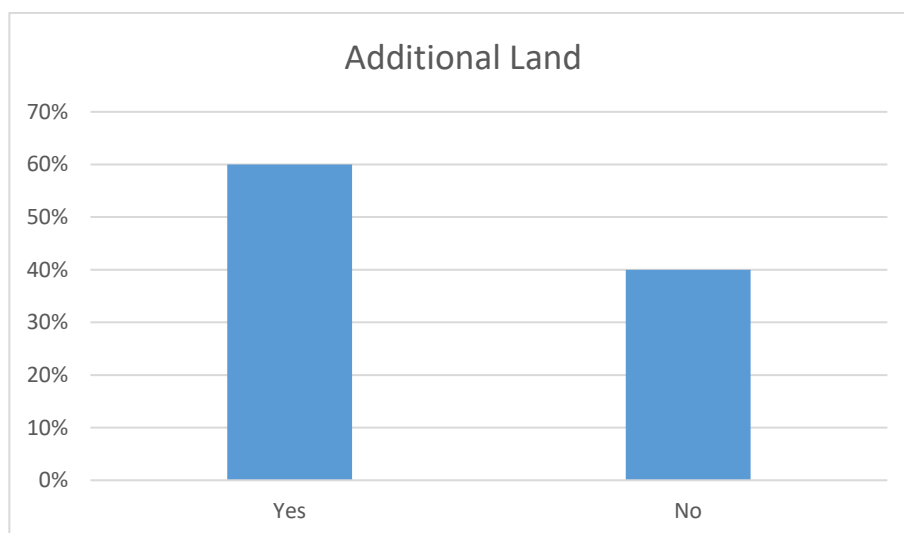
2.8 Then 5 more questions were asked about the nature of any expansion.

2.9 Future Expansion Question 2: Would expansion of your business require additional land?

2.9.1 Responses:

Yes: 60%

No: 40%



2.9.2 Commentary: There seems to be a need for additional land for some of our smaller businesses to expand.

2.9.3 Conclusion: Again, we should bear in mind the additional land requirements for the expansion of Highampton businesses.

2.10 Future Expansion Question 3: Would expansion of your business require additional built accommodation?

2.10.1 Responses:

Yes: 100%

No: 0%

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2.10.2 Commentary: All the Highampton businesses identified the need for more built accommodation to enable future expansion.

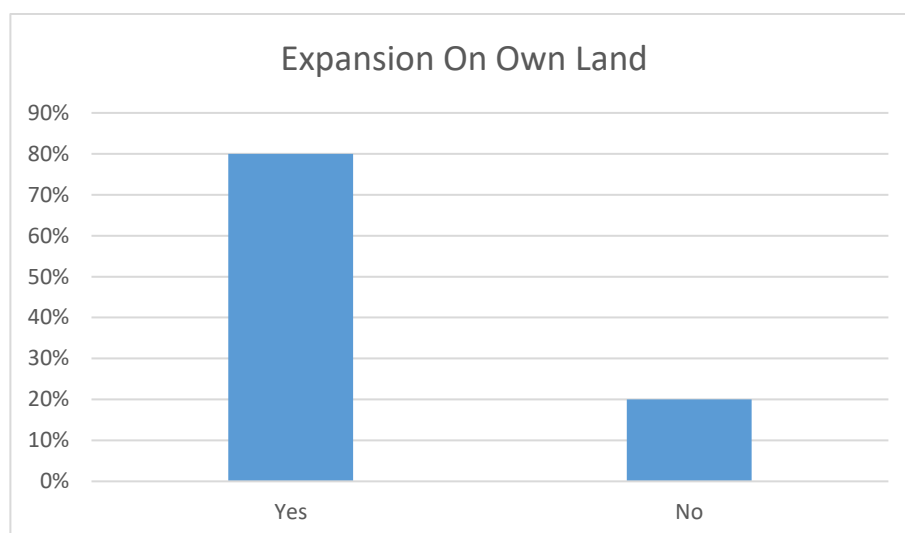
2.10.3 Conclusion: We should identify the types of building requirements for Highampton businesses and make provision where possible in the Highampton Neighbourhood Plan, however see response to the next question.

2.11 Future Expansion Question 4: If additional built accommodation is required could this be accommodated on land owned or leased by you?

2.11.1 Responses:

Yes: 80%

No: 20%



2.11.2 Commentary: Where additional built accommodation was required it would appear the majority will accommodate that on land they already own.

2.11.3 Conclusion: We should understand more closely the needs of Highampton businesses as expansion on their own land would not require any specific allocation of land in the Highampton Neighbourhood Plan.

2.12 Future Expansion Question 5: If sufficient land was not available to meet your needs would you need to consider relocation?

2.12.1 Responses:

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Yes: 0%

No: 100%

2.12.2 Commentary: None of the Highampton businesses anticipated relocation due to insufficient land being available for expansion.

2.12.3 Conclusion: We are heartened to see the commitment, of Highampton businesses to remaining in the parish.

2.13 Future Expansion Question 6: how many additional employees would you require in the period to 2034?

2.13.1 3 Responses:

1 Employee

2.13.2 1 Response:

2 Employees

2.13.3 Commentary: Whilst the Highampton businesses anticipated expansion there was little additional employment envisaged.

2.13.4 Conclusion: The relatively low level of additional employment anticipated by Highampton businesses should be considered in writing the Highampton Neighbourhood Plan, but see the response to the next question

31. Housing Availability

2.14 The fourth section of the Business Consultation asked about the availability of housing for future expansion of the business. Three questions were asked

2.15 Housing Availability Question 1: Would the provision of additional housing in the Highampton Parish be beneficial to the future recruitment of employees?

2.15.1 Responses:

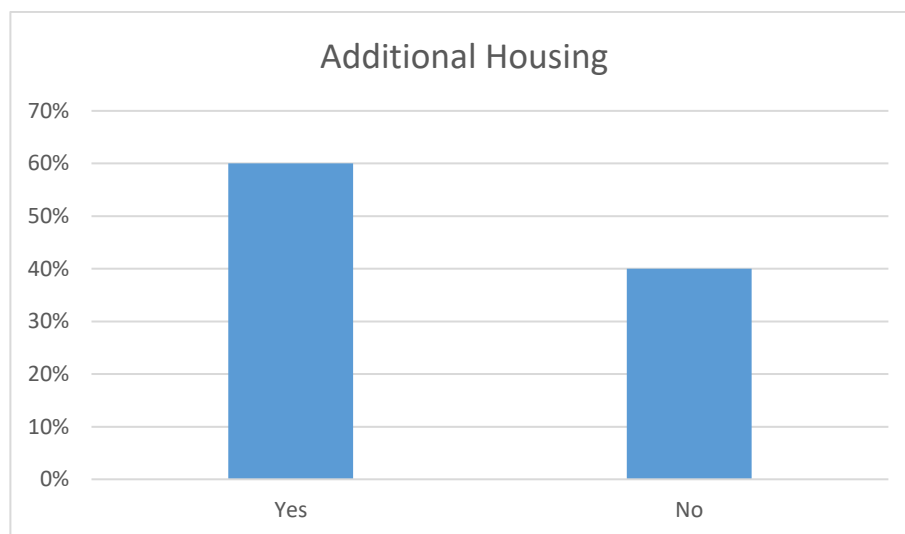
Yes: 60%

No: 40%

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2.15.2 Commentary: There was a small majority indicating additional housing as a business need.

2.15.3 Conclusion: We note the additional housing need for Highampton businesses when combined with the previous question indicates an additional demand of 3 employees.

2.16 Housing Availability Question 2: If "Yes", which type of accommodation would be most beneficial?

2.16.1 Responses:

3 Responses:

All types of accommodation in equal measure.

One response:

Self-build only.

32.

2.16.2 Commentary: There seems to be little difference between rented, shared ownership, open market or self-build accommodation.

2.16.3 Conclusion: We do not need to be overly concerned as to type of residential accommodation to fulfil any business need, albeit we note the self-build comment.

2.17 Housing Availability Question 3: Would the provision of affordable housing be beneficial to the recruitment of employees?

2.17.1 Responses:

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Yes: 100%

No: 0%

2.17.2 Commentary: There is uniform agreement that affordable housing would aid recruitment of employees.

2.17.3 Conclusion: 6 We understand that new residential allocation to satisfy the business need should be affordable.

33. Comments

2.18 The general comments section of the questionnaire elicited 2 responses:

2.18.1 Affordable housing will be required to grow our business in the agriculture sector. I would also like to see self-build for our young entrepreneurs.

2.18.2 Training for specific skills would be advantageous.

2.18.3 Commentary: There were no common comments and coupled with the low response rate then there is no common theme.

Conclusion: we note again the need for affordable housing to support business expansion. The training need should be considered by the businesses themselves wherever possible.

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Appendix 4: Site Allocation Process

Sites allocated in the Plan must have a degree of certainty that they will come forward for development within the Plan period. If there is any doubt, proposals to develop unidentified sites cannot be easily defended.

In order to give a reasoned consideration to the sites to be allocated for development, the process should be broken down into four stages.

First Stage – IDENTIFICATION

The call for sites should, in the first instance, ask for an “expression of interest” from landowners. The respondents would be supplied with a short questionnaire to identify the exact location, area and ownership details. At a later stage, informal discussions would be held with the land owner to obtain further information, including the expectation of financial return. This should be the main source of a short list.

The HNP Group may also put forward land which, in the interests of a robust Plan, should be included for consideration or where a landowner may not be aware of the call for sites. HNP Group will use its best endeavours to ensure that all landowners are aware of the process.

Second Stage – SITE APPRAISAL

The sites will need to be judged against a list of main criteria to identify those that are unsuitable to be considered for allocation. The criteria will include physical site constraints as well as the ability to meet the Vision of the Plan. Sites may be rejected at this stage.

Third Stage – EVALUATION

The remaining sites should be weighed against a number of factors. These will include the individual Aims and Objectives of the Plan, if a positive contribution could be made to the Community, the topography of the land and whether development is economically viable. Although this may be a subjective exercise, it should result in a “pecking order” of sites.

Fourth Stage – ASSESSMENT

The final stage would look at the actual potential of the site – the type of development, the capacity of the site and its contribution to the implementation of the Neighbourhood Plan.

IDENTIFICATION

The call for sites should initially ask for an “expression of interest” from landowners.

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A letter to all residents of the Parish is not considered appropriate. An announcement in the Messenger together with posters in public areas should be the approach to take.

The announcement should be concise and ask for expressions of interest to be made to a single member of HNPG. It should ask that if anyone knows of a landowner who may not be aware that this process is taking place that they bring it to his/her attention. A time scale should be included (but in special cases this may be varied).

It would be counterproductive for an individual member of HNP Group to approach a landowner as this may raise expectations that the land is considered suitable for development.

Respondents should be asked to complete a brief questionnaire. It would have attached an OS extract on which the land would be identified by edging in red. It would ask for;

Name, address and telephone number of landowner,

Whether ownership is freehold or leasehold,

Area of the land in hectares or acres,

The current use or uses of the land,

Whether direct access is available from a public road,

What utility services are currently available,

The type of development considered suitable,

When land would be available.

If a site is put forward by a member/s of the Plan Group the committee should decide whether the landowner should be asked why they did not respond to the call for sites.

SITE APPRAISAL

This stage is designed to identify sites which are unsuitable for allocation for development and therefore merit no further consideration. It is set out on a question and answer basis. The list of questions is not comprehensive but is intended to reduce the sites to those with potential for development.

Is the landowner willing to bring the land forward for development during the Plan period?

If NO, reject.

Would development of the land support the principle of the Vision as set out in the Plan?

If NO, reject.

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Would development of the land have a significant detrimental impact on the environment?

If YES, reject.

Would development of the land impact on any designated or non-designated heritage assets?

If YES, reject.

Would development of the land involve the significant loss of landscape elements?

If YES, reject.

Is the land in a location where development would have a significant impact on the setting and amenities of the existing community?

If YES, reject.

Would development of the land be economically viable?

If NO, reject.

Sites rejected at this stage may be revisited if remaining land is insufficient to meet land allocation needs or if the Vision set out in the Plan is amended.

After the conclusion of this stage, the owners of selected sites may be asked for further information by means of informal discussions. We would seek to establish;

The general topography and environment,

Whether trees or hedges would be lost,

If in agricultural use, the grade,

If development would involve a third party,

The type of development envisaged,

If the owner would carry out the development,

Whether a community benefit could be established,

The landowner's expectations for development of the land.

Sites may be rejected at the end of this process if there is sufficient doubt that the land could be brought forward for development during the Plan period due to environmental or landscape issues or if the landowner's expectations conflict with the vision, aims and objectives of the Plan.

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EVALUATION

This stage is intended to identify the sites best suited for allocation in the Plan.

This is a subjective exercise. The number of elements to be considered is not comprehensive.

Would development of the site contribute to the main Aims and Objectives –

Consolidate the village?

Retain the rural character?

Contribute to community facilities?

Protect existing views?

Can the site be accessed direct from an existing highway?

Can the site be developed without the loss of trees or hedges (other than for access)?

Will vehicles be able to enter and leave the site in a forward direction?

Is the site capable of being connected to the existing foul drainage?

Can the site accommodate an adequate private foul drainage system?

Is the land capable of containing surface water on site?

Could development of the site improve safety for vehicles and pedestrians?

Does development of the site have an opportunity to offer an element of planning gain?

Significant?

Marginal?

ASSESSMENT

This stage looks at the potential development for each site. The Evaluation process will identify the order in which sites are to be considered and the contribution that each will make to the total provision required by the Plan. When the total provision has been met, other site/s could be identified as reserve site/s.

The Assessment will identify the most suitable development – housing, employment, commercial or community.

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In the case of housing a view will need to be taken on the density, type and size and total number of units that can be accommodated. These will be influenced by the rural nature of the existing settlement, the visual impact and the need to accommodate drainage services and vehicle turning within the site. This will result in a lower density than in urban areas and will impact on the financial viability of development and subsequent land values. There is a danger that the number and type of units proposed result in development not being attractive to the market.

After this stage, sites will be allocated for development in the Draft HNP.

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Appendix 5 The Site Evaluation

Evaluation of sites for housing development by the Neighbourhood Planning Group. See Plan at Appendix 8 and criteria at Appendix 4.

Note: As the evaluation has been carried out in accordance with the criteria set out in Appendix 4 it is not considered necessary to reference heritage on each site.

HNP HS1

The site of approx. 1.2ha is located to the south of Church Road and to the east of existing housing.

Development of the site would make a significant contribution to the consolidation of the village and reduce the isolation of village amenities to the east.

Retention of the existing hedge along Church Road would minimise the impact on the rural character of the immediate environment.

Development has the potential to contribute to community facilities by incorporating an open play area or green space.

The impact on existing views would be minimised by the retention of the majority of the existing hedge.

To the east of the site, and at a distance of approximately 100 metres, is Beacon Down, a Grade II listed small C18th house of cob and thatch construction. Existing residential and agricultural buildings lie between this property and the site. Development would not impact Beacon Down or its setting.

The land has direct access from Church Road. Subject to design, vehicles could enter and leave the site in a forward direction.

The costs of connecting the site to the existing foul drainage treatment plant may prove prohibitive.

Soakaway drainage from foul treatment and surface water could be self-contained by utilising agricultural land to the south (in the same ownership).

There are constraints on the site, primarily to the eastern end, comprising overhead electricity lines and underground water main.

Conclusion. The site is suitable for development.

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HNP HS2

Located to the south of existing housing in Church Road and east of Lyndhurst, the site is approx. 0.32ha.

Development of the site would contribute to the consolidation of the village and reduce the isolation of village amenities to the east.

The location of the site to the south of existing development would minimise the impact on the rural character of the immediate environment.

Development would not impact on existing views.

The land has direct access from Church Road. Subject to design, vehicles could enter and leave the site in a forward direction.

The costs of connecting the site to the existing foul drainage treatment plant may prove prohibitive.

Soakaway drainage from foul treatment and surface water could be self-contained by utilising agricultural land to the south (in the same ownership).

Soakaway drainage from existing properties to the north of the site is currently a major constraint to any form of built development. Residents of adjoining properties have proved reluctant to agree to any changes to the existing arrangement of septic tank drainage. This issue has not been resolved since the site was allocated by WDBC and there is no indication that this situation will change.

There is sufficient uncertainty to conclude that this site is unlikely to be brought forward for development.

Conclusion. Continued allocation of this site would not be appropriate and would not contribute to the housing supply.

HNP HS3

Located to the north of A3072 this site is at the western end of the village close to the Parish and WDBC boundary with Torridge District Council.

Development would be contrary to the Aims and Objectives of HNP. Its location on the western fringe of the existing settlement would exacerbate the isolation of existing community facilities.

The extension of the built-up area in this location would impact the perceived rural character.

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There is no access to the existing foul drainage system and there are issues relating to soakaways from adjoining properties.

Lack of footpaths on A3072 would present a hazard to pedestrians.

Conclusion. The site is not suitable for allocation for development.

HNP HS4

This site is located to the east of Burdon Lane and south of existing residential development. The site of approx. 3.7ha, of which approx. 1.0ha was put forward by the owner, is on the south-west fringe of the settlement boundary.

Development would be contrary to the Aims and Objectives of HNP. Its location on the western fringe of the existing settlement would exacerbate the isolation of existing community facilities.

The site forms a natural buffer zone between the existing built-up area and industrial premises to the south.

The extension of the built-up area in this location would impact the perceived rural character and impede existing views.

Access to the site from Burdon Lane could result in the significant loss of existing hedgerow to achieve adequate sight lines. Vehicles could enter and leave in a forward direction, subject to design.

It would be possible to contain foul and surface water drainage within the site.

Burdon Lane forms part of the Ruby Way and safety for vehicles and pedestrians could be exacerbated.

Conclusion. The site is not suitable for development.

HNP HS5

Located to the west of Northlew Road and east of existing development in Burdon Lane the site has an area of approx. 0.59ha.

Development would be contrary to the Aims and Objectives of HNP. Its location on the southern fringe of the existing settlement would exacerbate the isolation of existing community facilities.

The extension of the built-up area in this location would impact the perceived rural character and impede existing views.

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Access to the site from Northlew Road could result in the loss of existing hedgerow to achieve adequate sight lines. Vehicles could enter and leave in a forward direction, subject to design.

It may be possible to connect to the existing foul water drainage and surface water drainage could be contained within the site.

Vehicle and pedestrian safety on Northlew Road would be issue.

Conclusion. The site is not suitable for development.

HNP HS6

To the south of The Golden Inn and west of Northlew Road, the site comprises approx. 0.18ha.

Part of this site has been granted planning permission for one dwelling. A second dwelling on the remaining land, subject to other considerations, would not have a major impact on the isolation of existing community facilities.

Conclusion. The site is suitable for development of one further dwelling.

HNP HS7

To the north of A3072 the site is approx. 0.16ha and is bounded on three sides by the previously identified Built up Area. To the west are existing semi-detached cottages, to the east a detached bungalow and to the south of A3072 detached houses.

Development would not be contrary to the Aims and Objectives of HNP.

The effect of development on the rural character and the impact on existing views would be minimal,

The site does not have access to the existing foul drainage system and may need to use the land to the north to accommodate soakaway drainage.

A single access point for vehicles would be necessary to achieve adequate sight lines.

The site is suitable for in-fill development.

Conclusion. The site is suitable for development.

HNP HS8

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The site is located to the north of Church Road and to the east of existing housing on the eastern edge of the previously identified Built up Area

Development of the site would make a significant contribution to the consolidation of the village and reduce the isolation of village amenities to the east.

Retention of the existing hedge along Church Road would minimise the impact on the rural character of the immediate environment.

The impact on existing views would be minimised by the retention of the majority of the existing hedge.

The land has direct access from Church Road. Subject to design, vehicles could enter and leave the site in a forward direction.

The costs of connecting the site to the existing foul drainage treatment plant may prove prohibitive.

Foul and surface water drainage could be self-contained subject to design and layout.

Conclusion. The site is suitable for development.

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Appendix 6: Highampton Neighbourhood Plan Designation Letter

Please reply to: Neighbourhood Planning
E-Mail: neighbourhood.planning@swdevon.gov.uk

Mr S Male
Moorland Lodge
Burdon Lane
Highampton
Devon
EX21 5LT

25th August 2016

Dear Steve,

Designation of Highampton Neighbourhood Plan Area

Thank you for your application to designate a Neighbourhood Plan area for Highampton. WDBC received no objections to the area proposed during the four week consultation period.

As such, the designation of the Highampton parish boundary for the purpose of preparing a Neighbourhood Plan has been approved under delegated authority.

Attached are copies of the responses to the consultation on this designation from:

- Environment Agency
- Natural England
- South West Water
- Historic England
- Highways England
- Devon & Cornwall Police

These responses make a range of comments and provide links to sources of information that should be helpful to you as you prepare the plan.

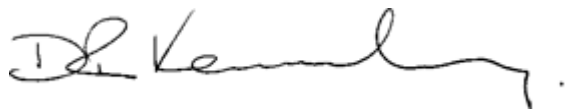
We look forward to working with you as you prepare your Neighbourhood Plan.

Yours sincerely,

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Ross Kennerley
Lead Specialist – Place and Strategy
South Hams District Council and West Devon Borough Council

Neighbourhood Planning
West Devon Borough Council



South Hams
District Council



West Devon
Borough Council

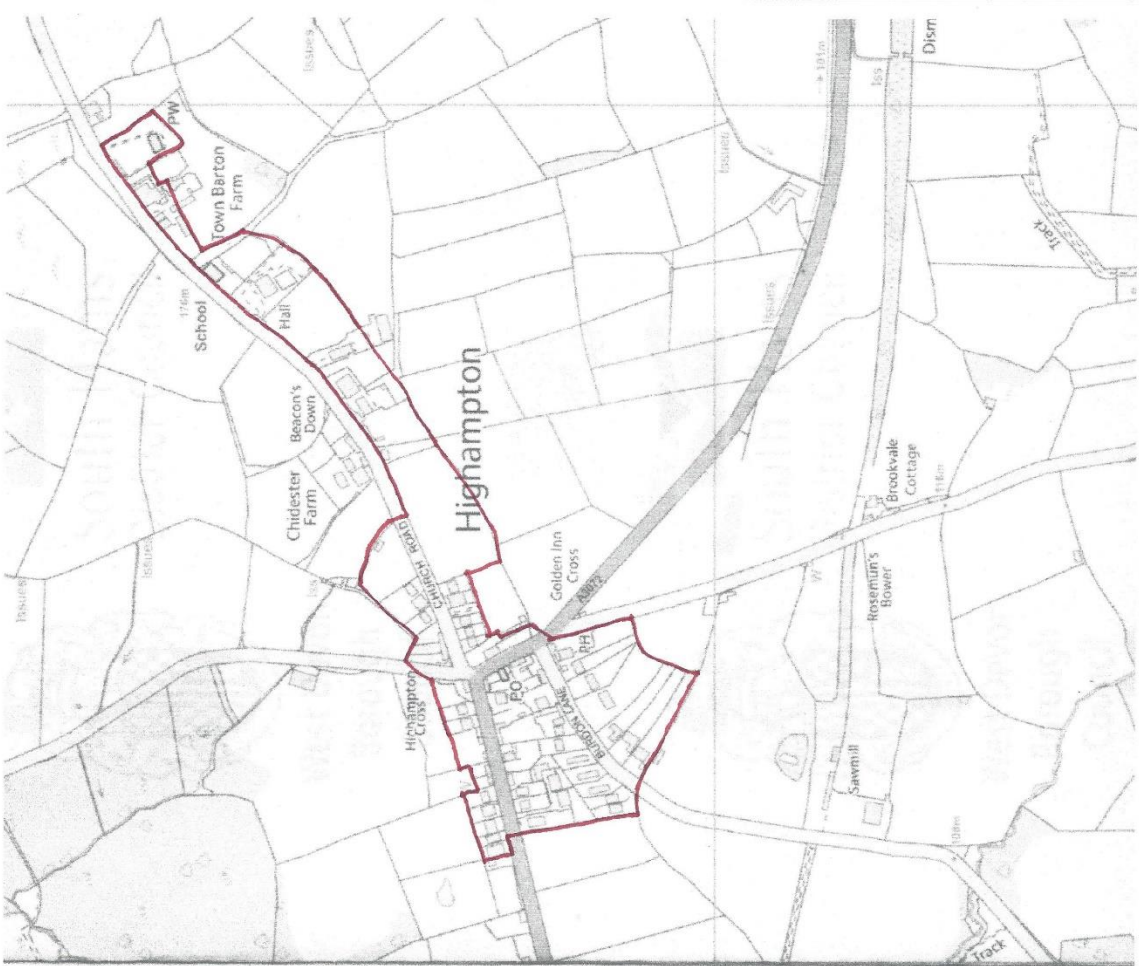
Working together

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Appendix 7: Settlement Boundary



**HIGHAMPTON
NEIGHBOURHOOD
PLAN**

**BUILT-UP
AREA
BOUNDARY**

Defined by existing
development and
sites allocated for
development

(B)

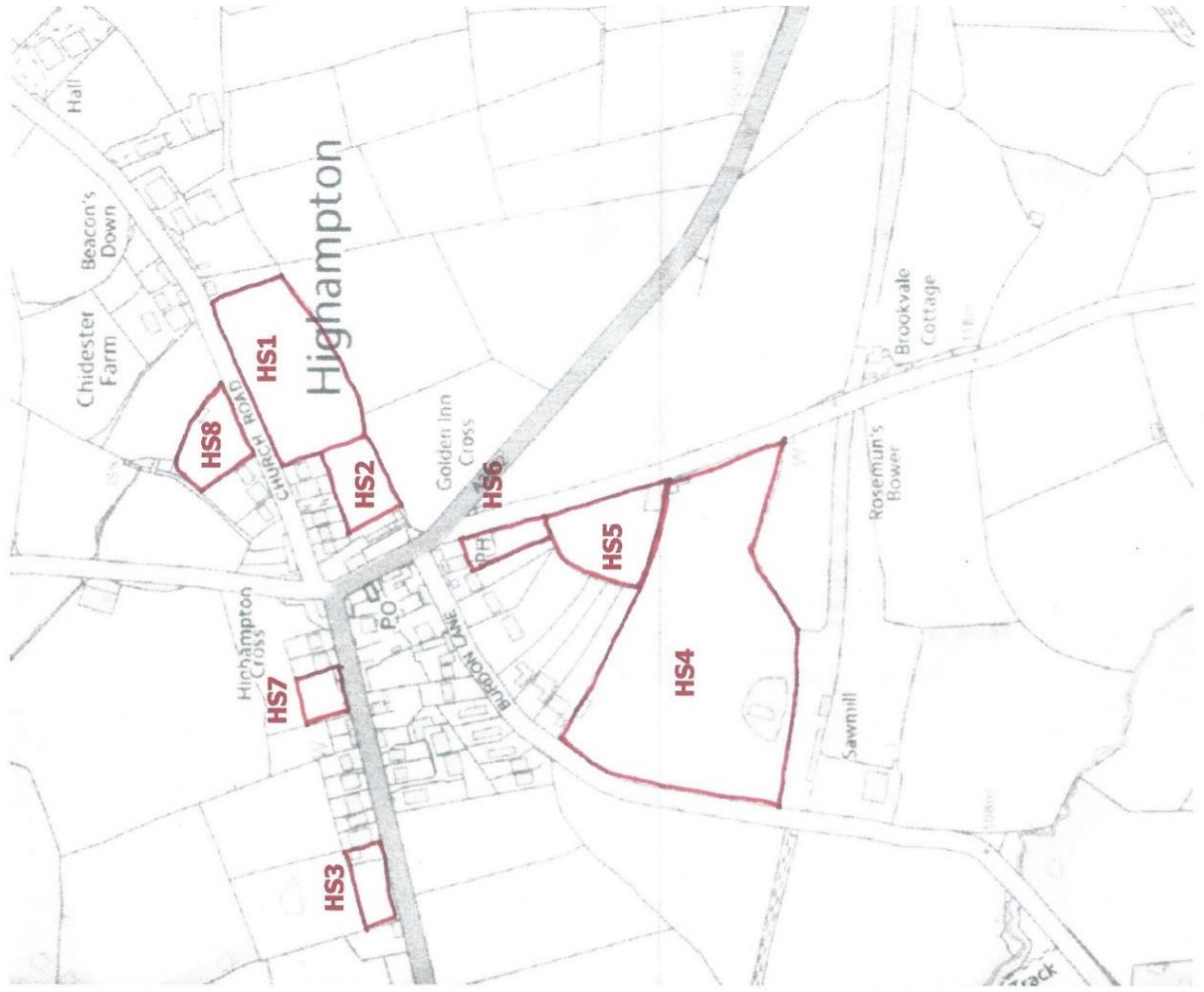
Not to Scale

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Appendix 8: Map of Sites Considered



HIGHAMPTON
NEIGHBOURHOOD
PLAN

LOCATION OF
SITES
CONSIDERED FOR
HOUSING
DEVELOPMENT

(A)

Not to Scale

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Appendix 9: Development Brief for Land at Church Road, Highampton (HNP HS1)

Purpose

This Brief has been prepared to provide guidance for the residential development of the land to the south of Church Road allocated in the Highampton Neighbourhood Plan (HNP) designated HNP HS1. The intention is to give an indication of the type of development in terms of dwelling sizes, layout, design and landscape treatment that would be acceptable.

It is not intended to be proscriptive and the prospective developer will need to take other factors, including commercial viability and market forces, into account in formulating proposals.

The Site

The site allocated in the HNP has a total area of approx. 1.125 ha (2.78 acres). Located to the south of Church Road, it has a frontage of approx. 150m and is screened by a bank and hedge. The land has a slight fall from north-east to south-west.

To the north of the site are three large detached houses, recently constructed, to the west detached houses and grazing land, to the east a pair of semi-detached cottages and to the south open grazing land.

Development of the eastern part of the land will be constrained by an underground water main and overhead electricity line, both of which cross the site. These have been indicated on the site plan but will need to be checked on site for precise location.

There are no known services to the site or any provision for foul or surface water drainage. It is understood that the sewage treatment plant at Northlew Road has spare capacity.

The perimeter of the site has a boundary hedgerow.

National Planning Policy Framework

Section 11 of the NPPF sets out guidance for making effective use of land and states that planning policies should recognise that some undeveloped land can perform many functions, including recreation.

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Paragraph 122, Achieving Appropriate Densities, states that:

“Planning policies and decisions should support development that makes efficient use of land, taking into account;

(a) the identified need for different types of housing and other forms of development and the availability of land suitable for accommodating it;

(b) local market conditions and viability;

(c) the availability and capacity of infrastructure and services ;

(d) the desirability of maintaining an area’s prevailing character and setting ;

(e) the importance of securing well-designed, attractive and healthy places.”

Section 12 of the NPPF gives comprehensive guidance for achieving well-designed places.

Paragraph 124 states that:

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

Paragraph 125 goes on to say:

“Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable.”

It further requires that planning policies should ensure that developments will add to the overall quality of the area, are visually attractive as a result of good architecture, layout and landscaping, are sympathetic to local character and history and optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development including green and other public space.

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The HNP has defined a new settlement boundary for the built-up area within the Parish and the land to the south of Church Road, the subject of this Brief, is included in this area.

The land is identified and allocated in the Plan for residential development and recreational use as follows:

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“HNP1

Land comprising approx. 1.2ha at HNP HS1 as identified on the plan is allocated for the development of a minimum of 14 residential dwellings together with related community facilities.

The development shall include:

- A minimum of 14 new homes, designed and built to eco-standards, including at least 4 affordable homes.***
- A mixture of two and three bedroom semidetached and terraced dwellings.***
- A single vehicular access from Church Road to serve the whole development.***
- An area of land suitable for outdoor recreational use with a minimum area of 0.3 ha***

HNPR1

At least 0.3ha of land suitable for outdoor recreational use will be identified and developed within the allocation for residential development under Policy HNP1.”

Justification

The residential allocation is justified by:

The National Planning Policy Framework referred to above relating to effective use of land and design,

The Strategic Objective of the Joint Local Plan to add diversity and accessibility to the rural housing stock and enable a more balanced demographic profile.

The Aims and Objectives of the HNP to consolidate the village and reduce the isolation of the Village Hall, School and Parish Church and provide housing of a type and size to meet local needs and achieve a balanced community.

The allocation for recreational use identifies the lack of facilities within the Parish and the requirement to meet the needs of existing residents and to serve the occupants of new higher density residential development. This use is considered appropriate for that part of the site constrained by existing services and not suitable for built development.

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Design

The NPPF fully recognises the importance played by all aspects of design in achieving sustainable development and integration into existing communities

The Aims and Objectives of the HNP include the need to Integrate all new development into the existing community, visually and socially. Policy HNPH4 requires that *“The design and layout of housing should reflect the use of local materials and rural character of the area”,* and *“all new development shall be of a scale and appearance that integrates into the existing development within the village and makes a positive contribution to the rural environment”.*

The emphasis is thus on rural character and the need to reverse the recent trend that has seen the introduction of large-scale urban properties. The development of this land is seen as an opportunity to make a positive visual contribution.

When considering the form of development the following criteria should be taken fully into account:

1. Proposals should be locally distinctive, reflecting the appearance and rural character of the Parish. Innovative contemporary design solutions may be acceptable 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.
2. The height and scale of development should reflect the existing character, height, scale and pattern of development within the village area.
3. 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. Appropriate materials include stone or rendered walls, slate or tiled pitched roofs and painted or natural wood or equivalent external frames.
4. The inclusion of large areas of glazing, particularly on front elevations and in locations that are visible to public areas, should be avoided.
5. 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, loss of privacy or overlooking, overbearing and dominant impact, noise or other disturbance.
6. 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.
7. Proposals should retain important natural features including the retention of existing trees and hedgerows and should include proposals to enhance the landscaping of the site and improve its biodiversity.

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8. Provision should be made for the future maintenance of all trees, hedgerows, landscaped areas, verges and hedgerows.
9. 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 car parking in accordance with Policy HNP H6 should also be provided on part of the site which would not cause nuisance to the occupiers of neighbouring properties.
10. 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.
11. Proposals should seek to ensure protection of statutory and non-statutory heritage assets both above and below ground.
12. High levels of sustainability aiming for zero levels of carbon emissions should be used in the design and construction.

Site Layout

In order to minimise the impact on the street scene and avoid unnecessary loss of existing landscape features, the whole of the development should be served by a single access road. Adequate sight lines will be necessary to meet the requirements of the Highway Authority.

The opportunity should be taken to make provision of a footpath along the length of the site for the use of pedestrians using Church Road.

The road layout should include vehicular and pedestrian access to the outdoor recreational space. Additionally, unencumbered vehicle and pedestrian access should be provided to the land to the west and south of the site to ensure that these areas do not become land locked.

The orientation of the dwellings will offer the opportunity to maximise the views over existing countryside as well as introducing solar roof panels.

The layout should make provision for the storage and collection of refuse and recycling materials in a manner acceptable to the local authority.

Two Feasibility Studies have been prepared to illustrate that the site has the capacity to accommodate the level of development required. They are not put forward as preferred layouts and the responsibility for this remains with the developer.

Feasibility A shows a development of 19 dwellings, 14 three bedroom and 5 two bedroom.

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Feasibility B shows a development of 19 dwellings, 13 three bedroom and 6 two bedroom.

General

The developer should enter into early discussions with West Devon Borough Council and Highampton Parish Council on all aspects of the development of the site. This could be facilitated by the production of a masterplan for the site, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered.

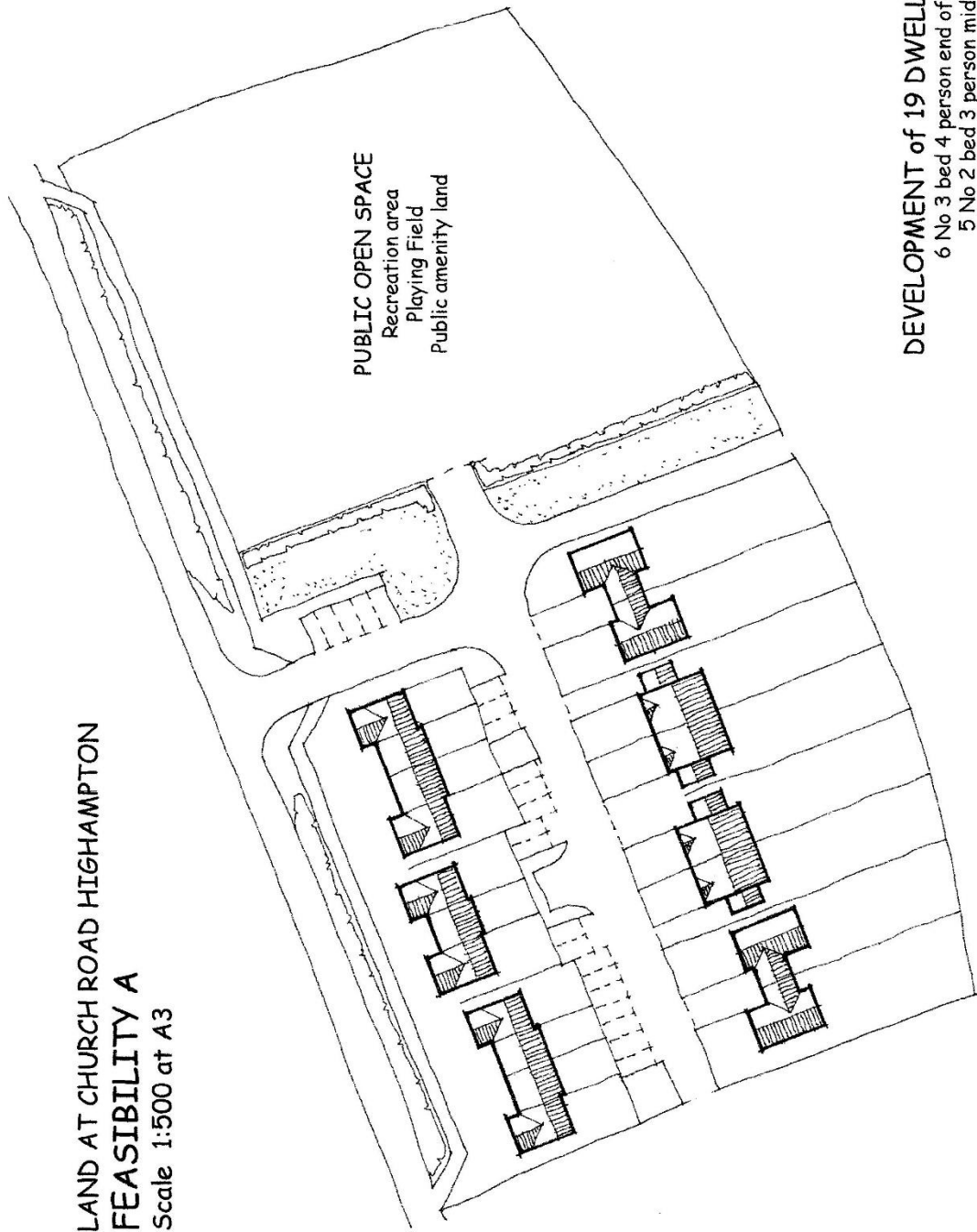
A specific agreement will be required with Highampton Parish Council relating to the level of provision of the recreation area as a Public Open Space, its boundary treatment, future maintenance and ownership and responsibility.

Agreement will also be needed on the future maintenance responsibility and ownership of all communal use areas including roads, footpaths, boundary hedges, landscaping and general parking areas.

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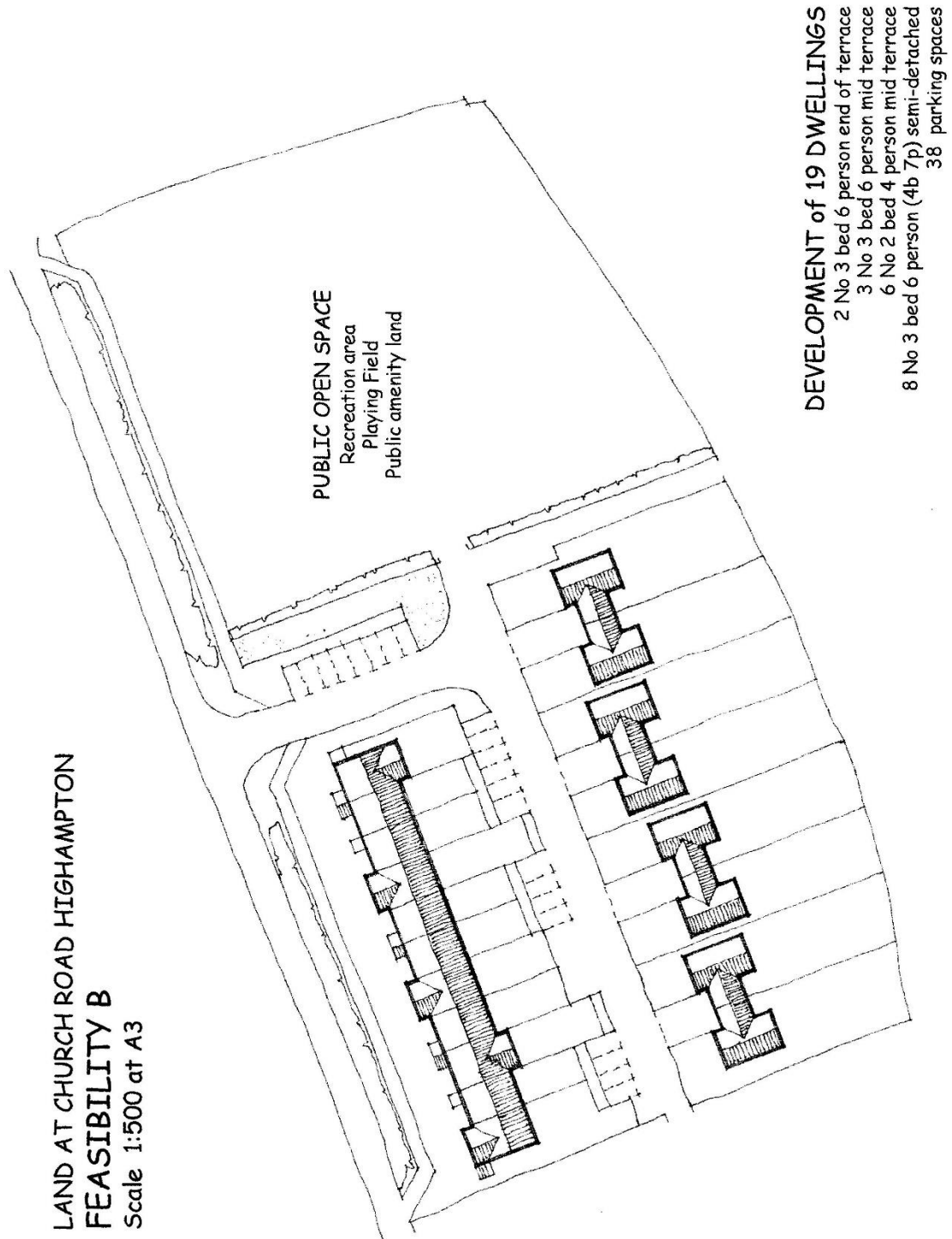


DEVELOPMENT of 19 DWELLINGS
6 No 3 bed 4 person end of terrace
5 No 2 bed 3 person mid terrace
8 No 3 bed 5 person semi-detached
38 parking spaces

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Appendix 10 Regulation 14 Report

1 Introduction

This report is of the results of the statutory Regulation 14 consultation undertaken on the Highampton Neighbourhood Plan (HNP).

1.1 In performing this consultation, the Highampton Neighbourhood Plan Group would like to thank the officers of West Devon Borough Council for the help and guidance they have provided, not least identifying the list of consultees approached.

2 The Consultation

The consultation was undertaken over the six-week period from 1st August 2019 until the 13th September 2019.

The version of the report circulated for consultation was:

190731 Reg 14 Highampton Draft Neighbourhood Plan

This version was also posted on the HNPG's website at:

<http://www.highamptonplan.uk/documents/>

A copy of the Consultation Version was also sent to West Devon Borough Council.

In addition, residents and other members of the public were invited to comment.

- 2.1.1 A poster advertising the consultation was posted on both village noticeboards
- 2.1.2 The consultation report and poster were also available through the Parish Councils website.
- 2.1.3 Residents and members of the public were directed to the Group's website for a copy of the consultation version of the Neighbourhood Plan.
- 2.1.4 A paper copy of the Consultation Neighbourhood Plan was also made available to all if they could not access the copies on either of the websites.

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3 Consultation Responses

AONB: roger.english@southdevonaonb.org.uk

No Response

BT open reach: CBYD@openreach.co.uk

No Response

COAL authority: planningconsultation@coal.gov.uk

No Response

EE: public.affairs@ee.co.uk

No Response

Environment Agency: enquiries@environment-agency.gov.uk and
SPDC@environment-agency.gov.uk

Delivered a late response on 3 October but Duncan suggests we consider it. They made a few suggestions

See Addendum 7

It was agreed to modify the HNP where appropriate in line with the comments received

Exeter City Council NP Dept: jill.day@exeter.gov.uk

No Response

Gas - Wales & West: enquiries@wwutilities.co.uk

Confirmed: "Wales & West Utilities has no apparatus in the area of your enquiry. However, Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners".

See Addendum 5

Comments were noted.

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Highways England: planningsw@highwaysengland.co.uk and
Gaynor.Gallacher@highwaysengland.co.uk

Confirmed: “we are satisfied that they are unlikely to lead to development which will adversely impact on the operation of the SRN. We therefore have no comments to make.”

See Addendum 4

Comments were noted.

Historic England: historicengland.org.uk
southwestcasework@historicengland.org.uk and
David.Stuart@historicengland.org.uk

See Addendum 6

Suggestion to check with WDBC and County Archaeologist that the designated site does indeed have no historic or archaeological concerns.

See Addendum 9 For County Archaeologists response.

It is recommended that we consult with the County Archaeologist Bill Horner (bill.horner@devon.gov.uk) and WDBC Heritage Specialist Graham Lawrence (Graham.Lawrence@swdevon.gov.uk)

The County Archaeologist’s response in Addendum 9 were noted.

WDBC Heritage Specialist Graham Lawrence - no further response.

It is also recommended to add specific Heritage and Environmental considerations to both Plan App 4, Site Allocation Process and Addendum 5, Site Evaluations.

Comments were noted.

Homes England: enquiries@homesengland.gov.uk

No Response

IDF: ldf@exeter.gov.uk

No Response

Marine Management UK: Consultations.mmo@marinemanagement.org.uk

No Specific Recommendations but they did send their general comments.

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See Addendum 2

Comments were noted.

Mono Consultants: dpm@monoconsultants.com

No Response

Natural England: enquiries@naturalengland.org.uk and
consultations@naturalengland.org.uk

No specific recommendation but they did send their general comments.

See Addendum 1

It is recommended that a new section of the NP be created to identify more the environmental nature of the Parish and any impacts on the recommendations.

Comments were noted

Network Rail: townplanningwestern@networkrail.co.uk

No Response

New Devon CCG: james.short@nhs.net

No Response

NHS: ian.turnbull@nhs.net

No Response

South Devon AONB: roger.english@swdevon.gov.uk

No Response

South Hams CVS: cvs@southhamscvs.org.uk

No Response

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South West Water: developerservicesplanning@southwestwater.co.uk

Confirmed that: “the suggested level of housing required over the plan period is not going to cause any difficulty in our being able to service such.”

See Addendum 3

Comments were noted.

Three: jane.evans@three.co.uk

No Response

Vodafone & o2: EMF.Enquiries@ctil.co.uk

No Response

West Devon CVS: info@westdevoncvcs.org.uk

No Response

Western Power: sacross@westernpower.co.uk

No Response

Responses were also received from: West Devon Borough Council

Mr Duncan Smith also reviewed the Reg 14 plan version and offered a number of suggestions.

See Addendum 8.

For recommendation see Addendum 8

Comments were noted.

4 Conclusions

The HNPG studied all the responses received along with the WDBC recommendation and determined to amend the plan where appropriate and resubmit.

The HNPG thank all responders to their Regulation 14 consultation and in particular, the help and guidance received from Mr Duncan Smith.

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Addendum 1: Natural England Response

Date: 28 August 2019
Our ref: 292687
Your ref: Highampton Neighbourhood Plan



- Mr S Male
- Moorland Lodge
- Burdon Lane
- Highampton
- Devon EX21 5LT
-
- **BY EMAIL ONLY**
stevemale@sandjhome.com

-
- Hornbeam House
- Crewe Business Park
- Electra Way
- Crewe
- Cheshire
- CW1 6GJ
-
- T 0300 060 3900

Dear Mr Male

Highampton Neighbourhood Plan Regulation 14 Consultation

Thank you for your consultation on the above dated 31 July 2019.

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 welcomes the emerging Neighbourhood Plan and would like to make the following comment:

The Highampton Neighbourhood Plan should clearly identify the designated Neighbourhood Plan area within the Neighbourhood Plan document.

Furthermore, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

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

Yours sincerely

Victoria Kirkham
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³

<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making> ⁵ <http://magic.defra.gov.uk/>

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If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

⁵ <http://www.landis.org.uk/index.cfm>

⁶

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

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Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

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You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-ofway-and-local-green-space/local-green-space-designation/>

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Addendum 2: Marine Management Response

Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.

Kind regards
The Marine Management Organisation

Response to your consultation

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.

Marine Licensing

Activities taking place below the mean high water mark may require a [marine licence](#) in accordance with the [Marine and Coastal Access Act \(MCAA\) 2009](#). Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. Local authorities may wish to refer to our [marine licensing guide for local planning authorities](#) for more detailed information. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas.

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Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the [Marine Policy Statement](#) for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the [Marine and Coastal Access Act](#) and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service soundness self-assessment checklist](#). If you wish to contact your local marine planning officer you can find their details on our [gov.uk page](#).

[The East Inshore and Offshore Marine Plans](#) were published on the 2nd April 2014, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East and Inshore and Offshore Plans please visit our [Marine Information System](#).

[The South Marine Plan](#) was published on the 17th July 2018, becoming a material consideration for public authorities with decision making functions. The South Marine Plan covers the coast and seas from Folkestone to the River Dart in Devon. For further information on how to apply the South Marine Plan please visit our [Marine Information System](#).

The MMO is currently in the process of developing marine plans for the remaining 7 marine plan areas by 2021. These are the [North East](#) Marine Plans, the [North West](#) Marine Plans, the [South East](#) Marine Plan and the [South West](#) Marine Plans.

Minerals and waste plans and local aggregate assessments

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

- The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.
- The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.
- The NPPF [Minerals Planning Practice guidance](#) which includes specific references to the role of marine aggregates in the wider portfolio of supply.
- [The National and regional guidelines for aggregates provision in England 2005-2020](#) predict likely aggregate demand over this period including marine supply.

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The NPPF informed Minerals Planning Practice guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.

If you wish to contact the MMO regarding our response please email us at consultations@marinemanagement.org.uk or telephone us on 0300 123 1032.

The Marine Management Organisation (MMO) The information contained in this communication is intended for the named recipient(s) only. If you have received this message in error, you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the content is strictly prohibited and may be unlawful. Whilst this email and associated attachments will have been checked for known viruses whilst within MMO systems, we can accept no responsibility once it has left our systems. Communications on the MMO's computer systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

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Addendum 3: South West Water Response

Steve thanks for this the content of which is noted and I would confirm the suggested level of housing required over the plan period is not going to cause any difficulty in our being able to service such.

Regards

Martyn Dunn Development Coordinator
D: 01392 443702

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Please note that the Water Act 2014 has brought in changes that mean that all water companies are being asked to modify the way they charge customers for Developer Services related activities from April 2018.

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Addendum 4: Highways England Response

Thank you for providing Highways England with the opportunity to comment on the pre submission version of the Highampton Neighbourhood Plan. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance comprises the A30 which passes some distance to the south of the plan area.

We note that Highampton is a small rural parish and having reviewed the plan's proposed policies we are satisfied that they are unlikely to lead to development which will adversely impact on the operation of the SRN. We therefore have no comments to make.

However, this does 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
Gaynor

Gaynor Gallacher
South West Operations – Assistant Planning Manager (Highways Development Management)

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

Tel: +44 (0) 300 4704376

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

GTN: 0300 470 4376

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Addendum 5: Wales and West Utilities Response

Dear Steve Male

Re: No Gas

Wales & West Utilities acknowledge receipt of your notice received on 31.07.2019, advising us of the proposals for:

Highampton, BEAWORTHY, Devon, EX21 5AY

According to our mains records Wales & West Utilities has no apparatus in the area of your enquiry. However Gas pipes owned by other GT's and also privately owned may be present in this area. Information with regard to such pipes should be obtained from the owners.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus.

Please note that the plans are only valid for 28 days from the date of issue and updated plans must be requested before any work commences on site if this period has expired.

Any information you provide as part of this application process for our services will only be used in accordance with our privacy notice statement which can be found on our website www.wwutilities.co.uk. Alternatively a paper copy can be provided to you on your request by contacting our Data protection Officer at DataProtection@wwutilities.co.uk

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Addendum 6: Historic England

Dear Mr Male

Thank you for your Regulation 14 consultation on the pre-submission version of the Highampton Neighbourhood Plan. This is our first involvement with the Plan since offering generic advice on the area's designation in July 2016.

The focus of our attention with Neighbourhood Plans is when they propose to allocate sites for development as these are the provisions most likely to impact on the significance of designated heritage assets. We note that the Highampton Plan proposes to allocate land for the development of a minimum of 14 dwellings under policy HNPH1 and it will be necessary for the evidence underpinning this provision to demonstrate how it is in conformity with national and Local Plan policy for the protection and enhancement of the historic environment.

Reference is made on p28 of the Plan to a Site Information Pack prepared by West Devon Borough Council in 2016 as part of its Draft Local Plan. We assume none of the 6 sites considered by this work was pursued as an allocation within the eventual Local Plan and your community as a consequence appears to have utilised it as the basis for further refinement in the preparation of policy HNPH1. The process is elaborated upon in Appendix 4: Site Allocation Process (p92-), with a favourable conclusion against the identified assessment criteria set out under Appendix 5: The Site Evaluation on p97.

However, while it is stated that "there are no identified constraints to the development of this site" on p29 of the Plan there is no suggestion in Appendix 4 that heritage has been a consideration at all in the assessment/evaluation exercise. Having looked at the Plan's website the only additional relevant document we can find is "Thriving Tourist Villages – Highampton Parish Sites" dated July 2016. But against site HS1 (WD_05_08_13) it only states that no heritage constraints have been identified at that stage and that further assessment may be required as part of any pre-application process.

An essential requirement of the Plan is that sites identified for development must be deliverable. This means not only must the site be demonstrated as suitable for development in principle but that it can deliver the specific form of development which any policy may prescribe – in this case, a minimum of 14 dwellings. It cannot be assumed that the work carried out to inform the Local Plan has undertaken an assessment of the relevant heritage considerations or done so to a necessary and appropriate degree. The absence of any available evidence to show that the significance of heritage assets – and especially their settings, individually or collectively – has featured in the determination of the suitability of the site, together with a lack of information on the methodology used, means that the Plan cannot demonstrate an appropriate degree of conformity.

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This does not mean that there are in fact heritage assets whose significance will or might be affected by the allocation and the specific number of housing units proposed but until the evidence base can substantiate its conclusions it cannot be assumed that there are not, notwithstanding the relatively modest number of assets present in the Plan area. The absence of evidence may also mean that the Plan – if only on a default basis – needs to be subject to a full SEA, which a Screening Opinion would be able to confirm.

Ordinarily we would refer to our guidance on the exercises necessary to discharge the evidence requirement in such circumstances, such as that on Site Allocations, Setting of Heritage Assets, SEAs, and Neighbourhood Plans themselves, which can be accessed via the links below:

<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>

<https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>

<https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-the-historic-environment/>

But conscious of the advanced stage of your Plan's preparation, an acceptable form of evidence would be to secure in writing confirmation from the Borough Council's historic environment team, and possibly also the County Archaeologist, that the site can be allocated as proposed without causing harm to the significance of heritage assets.

Otherwise, there are no other issues associated with the Plan upon which we wish to comment and we would congratulate your community on its progress to date.

Kind regards

David Stuart

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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Addendum 7: Environment Agency

Thank you for your consultation of 31st July 2019 providing us with the opportunity to comment on the Regulation 14 version of the Highampton Neighbourhood Plan. We apologise for the lateness of our reply and hope that the following comments can still be considered.

We support the neighbourhood plan's overarching vision and in particular we support the reference to ensuring sustainability with regards to future growth. We are supportive of the objective set out in paragraph 13.3 to protect the local environment as well as the indication that this would be a factor in consideration of the sites suitable for development.

Whilst we support policies HNPE1 (small scale employment development) and HNPE2 (agricultural diversification) stating that the respective developments will be favourably considered provided they do not adversely impact the environment, we suggest that these policies could be strengthened by referencing the drive for environmental net gain to be included within any planning application as set out in the government's 25 year environment plan. There is scope for the improvement of river water quality within the River Torridge, Pulworthy Brook and Wagaford Water, all of which currently fail to achieve good ecological status due to high phosphate levels.

We support policy HNPEN1 stating that development within the parish should demonstrate that existing local habitats and wildlife corridors are protected and new ones created where practical and possible.

We are encouraged to see that the locations for sites considered for housing development are all outside of flood risk areas.

Whilst the draft plan has addressed some environmental issues, it has not acknowledges other pertinent issues within the neighbourhood plan area. We would recommend that the plan should also acknowledge:

Water quality: As mentioned above, the main rivers which are within / border the area are failing to achieve good ecological status. One consideration of this would be encouraging environmentally sensitive agricultural practices.

Climate change: The plan should indicate any risks to the residents and environment alike from climate change in the future. It is in the interest of the residents to develop a resilient community. This may be consideration of renewable energy schemes both small and large scale within the plan area, discussing the suitability of infrastructure such as electric car charging points, or understanding the risk of more extreme weather events in future and how the community can remain functional during these changes.

Please contact us again if you require any further advice.

Kind regards,

Harriet

Harriet Fuller

Sustainable Places | Devon, Cornwall and the Isles of Scilly

Highampton Neighbourhood Plan

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☎ Tel: 02030 256485

✉ Email: SPDC@environment-agency.gov.uk

✉ Manley House, Kestrel Way, Sowton Ind Est, EX2 7LQ

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Addendum 8: WDBC

Highampton Draft Neighbourhood Plan (Regulation 14 version, February 2019)

Regulation 14 consultation response on behalf of West Devon Borough Council

Introduction

The draft Highampton Neighbourhood Plan has been published for a formal 6 week public consultation. The consultation was carried out between 1st August 2019 and 13th September 2019. This represents the plan reaching Regulation 14 stage of the plan preparation process, and offers the first formal opportunity for all stakeholders to comment on the emerging plan.

As the Local Planning Authority, West Devon Borough Council (WDBC), has a statutory duty to support the preparation of neighbourhood plans.

As well as its statutory duty, WDBC has an obligation to ensure that any planning document that sits within the suite of Development Plan Documents (DPDs) is consistent with its corporate objectives, and will make a positive contribution to the long term health, wellbeing and resilience of the borough's communities. Advice and guidance provided to neighbourhood plan groups will reflect this wider remit, although it is acknowledged that this guidance may go beyond what is strictly required by regulation. Where we do exceed the levels of guidance required by regulation, we will clearly state as much in our comments.

Advice and guidance at Regulation 14 stage is most usefully focused on:

- 1) The Draft Neighbourhood Plan Vision, Aims and Objectives.
- 2) Strategy (pages 24-26).
- 3) Housing Summary (Paras 19.31 to 19.35).
- 4) Housing (pages 27-31)
- 5) The Draft Neighbourhood Plan Policies.
- 6) Additional Heritage Paper emailed to me on 11th September.
- 7) The Draft Neighbourhood Plan Evidence Base
- 8) The Structure of the draft Neighbourhood Plan and General Comments

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The Draft Highampton Neighbourhood Plan: Vision, Aims and objectives

The Highampton Draft Neighbourhood Plan (the Plan) sets out policies and approaches which will add local detail to policies in the Plymouth and South West Devon Joint Local Plan. The Plan sets out a vision for Highampton as follows:

To formulate and programme a plan for future growth and development that will integrate with the existing village and surrounding countryside and make a positive contribution to the community and its continued sustainability.

The vision effectively provides a good summary of what is seeking to be achieved.

Underneath the Vision is a set of stated Objectives. These are clearly presented and link logically from the Vision to the Policies and are consistent with strategic planning policy.

Strategy (pages 24-26)

Para 14.3....Note the employment/business strategy will be produced later. Its unfortunate this was not included in this formal consultation.

Recommendation: Steve: Old Paragraph 14.3 deleted and new section in Strategy about our Employment Strategy added. Done

Para 15.1 and 19.10....Note the JLP does not identify settlement boundaries for the TTV area. It is legitimate, however, to use the JLP Topic Paper TP2 as a starting point to identify the Neighbourhood Plan settlement boundary. Ensure the process you have followed to determine the boundary is clear to the Examiner i.e TP2 was your starting point. The reasons set out in 19.10 are clear and well put.

Recommendation: Steve: The wording regarding settlement boundaries in old para 15.1 and 19.10 , new paragraph 16.1, 21.10 be adopted and made clear. Done

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Paras 16.1 to 16.5.4....It would be useful if a table were produce illustrating the consents that you are referring to. I suggest the following headings

- a) Pre 2014 Consents that illustrate the points you are making.
- b) Consents granted prior to March 2017 (i.e consents that were taken account of by the JLP) that illustrate your points.
- c) Consents granted post March 2017 that have begun or been completed. NB These cannot be counted towards the JLP indicative housing target for Highampton. (See note in italic below).
- d) Consents granted post March 2017 that have not commenced that **may or may not** count toward the JLP indicative housing target for Highampton. (See note in italic below).

Recommendation: Steve: Tables should be inserted but at paragraphs 21.8 and 21.9 as being more appropriate locations. Done

NB: I enclose an Explanatory Note prepared by the Council to assist in the interpretation of JLP Policy TTV 25. This will assist you in preparing the Table suggested above. It will also assist in your determining what does and does not count toward the indicative housing target. I would suggest you include the reasoning in terms of c) and d) for your decisions to include or not in the indicative target.

Para 16.5 I would suggest that throughout the NP the housing sites referred to are annotated as under para 19.16 HNP HS1....and sequentially on. The West Devon annotations can be placed in brackets for clarity if you wish (as you have done in the introduction to the Housing policies).

Recommendation: Tony to review.

Housing (pages 27-31)

Paras 19.1 and 19.5-19.9....These paragraphs should cross reference to the Table suggested in comments on Paras 16.1 to 16.5.4.

Recommendation: Steve: Tables put here as mentioned earlier Done.

Paras 19.10-19.12....See comments on Para 15.1

Housing Summary (Paras 19.31 to 19.35)

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Suggest this Section is cross referenced to the Table suggested under comments on Paras 16.1 to 16.5.4 above.

Recommendation: Steve: Table references to be put in. Done.

The Draft Neighbourhood Plan Policies

WDBC considers that alongside the detailed comments below, the Highampton NP group give thought to whether each policy is necessary for inclusion in future drafts of their plan. If policies remain that are already the subject of local and/or national policies, care needs to be taken to ensure consistency with existing policy to avoid ambiguity over interpretation in the decision-making process.

Recommendation: Tony to consider under policies.

The Plan contains 12 policies as summarised in the table below. A commentary is provided for each Policy that looks at the level of conformity with locally adopted policy and national guidance, as well as considering how each policy will be implemented in order to achieve the aims and objectives of the plan.

Recommendation: Tony to consider all of these under under policies

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Policy	WDBC comments
<p>HNP1 Land comprising approx. 1.2ha at HNP HS1 as identified on the plan is allocated for the development of a minimum of 14 residential dwellings together with related community facilities. The development shall include:</p> <ul style="list-style-type: none"> • A minimum of 14 new homes, designed and built to eco-standards, including at least 4 affordable homes. • A mixture of two and three bedroom semidetached and terraced dwellings. • A single vehicular access from Church Road to serve the whole development. • An area of land suitable for outdoor recreational use with a minimum area of 0.2 ha. <p>A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered. Development shall not commence until that masterplan has been approved in writing by Highampton Parish Council and the local planning authority. The development of the site to be in accordance with a Development Brief. (Appendix 9)</p>	<p>At the meeting held on 12th September to discuss the contents of the NP it became apparent that discussions between the owner of HNP HS1 and the NPG had taken place in some detail in regard of this site. A plan was tabled at the meeting illustrating a proposed housing layout for the site and including an area of proposed public open space. It is suggested that the finally agreed layout plan is included in an Appendix to the NP. The NP itself should include a Proposals Map (placed in the body of the NP) which illustrates the broad land uses that are proposed.</p> <p>The criteria attached to the policy appear to broadly cover the key elements of the proposed development and can be fine tuned once final agreement with the owner is reached.</p>
<p>HNP2 There will be a presumption against development outside of the defined settlement boundary.</p>	<p>No comment on the policy. The settlement boundary should be clearly illustrated on a Proposals Map that is included in the body of the NP.</p>

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<p>HNP3 All sites for development must provide for an appropriate mix of dwelling types and sizes, including affordable housing to meet the needs of all sectors of the community.</p>	<p>This Policy reflects the intent behind Policy DEV 8 in the JLP. It is suggested that the JLP evidence base is referred to in the evidence base for the NP. And that evidence specific to Highampton, to support this policy, is included in the NP evidence base. It is also suggested that contact is made with the Council's housing officers for assistance.</p>
<p>HNP4 The design and layout of housing should reflect the use of local materials and rural character of the area and meet the requirements of Policy HNPEN1. All new development shall be of a scale and appearance that integrates into the existing development within the village and makes a positive contribution to the rural environment.</p>	<p>I suggested in my Pre Reg 14 advice and at our meeting on 12th September you include a criteria based policy against which all new development is considered. I have enclosed with my covering email examples of made Plans that have used this approach. As indicated in my pre Reg 14 comments this policy overlaps somewhat with Policy HNPE 1 and HPEN1.</p>
<p>HNP5 Development should ensure that all vehicles can enter and leave the site from the existing highway in a forward direction.</p>	<p>No comment.</p>
<p>HNP6 Parking provision will be required for each property on the basis of 1 space for one bedroom dwellings, 2 spaces for two and three bedroom dwellings and 3 spaces for dwellings of four bedrooms and above. A 10% provision for visitor parking will also be required.</p>	<p>The requirement for 10% visitor parking would be difficult (if not impossible) to apply to smaller developments. The reasoning behind this requirement should be fully explained in the policy justification.</p>
<p>HNP7 New development should where possible provide a refuge for pedestrians either as part of the site layout or, by contribution, on other principal routes within the village.</p>	<p>Suggest first sentence is reworded...."New development should where possible and appropriate...."</p>

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<p>HNPE1 Proposals for small scale employment development will be favourably considered provided that they;</p> <ul style="list-style-type: none"> • are appropriately located in relation to the existing residential areas and road network, • do not adversely impact the environment by generating noise, air pollution or loss of landscape and natural environment, • retain the essential rural character of the Parish and • do not generate unacceptable vehicle movements given the restrictions of the existing road network. 	<p>See comment on HNPH4</p>
<p>HNPE2 Proposals for diversification of agricultural use will be supported provided that; they:</p> <ul style="list-style-type: none"> • retain and support the existing agricultural use, • are appropriately located in relation to the existing residential areas and road network, do not adversely impact the environment by generating noise, air pollution or loss of landscape and natural environment, • retain the essential rural character of the Parish and • do not generate unacceptable vehicle movements given the restrictions of the existing road network 	<p>No comment</p>
<p>HNPE3 Proposals for the redevelopment of, or change of use of, existing employment land or premises will not be permitted if it results in a net loss of jobs.</p>	<p>Suggest a marketing clause (at least 12 calendar months) is included in this policy. I enclose in my covering email examples of policies that include this stipulation.</p>
<p>HNPR1 At least 0.2ha of land suitable for outdoor recreational use will be identified and developed within the allocation for residential development under Policy HNPH3.</p>	<p>I would suggest this site once identified exactly is included as a Local Green Space.</p>

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<p>HNPR2 Proposals for the change of use of agricultural or amenity land to open space, sport or recreational use will be supported provided the proposal will make a positive contribution to the wellbeing and social needs of the local community and would not prejudice the existing related agricultural use.</p>	<p>No comment.</p>
<p>HNPEN1 Development proposals within the Parish should demonstrate that the following landscape design principles are met as and where applicable: the scale, form and character of the existing settlement is maintained;</p> <ul style="list-style-type: none"> • new development is of a scale to complement the traditional character of the village; • landscaping and boundary treatments use native species and, where practical and possible retain mature trees. However, where this is not possible, non-native species which are beneficial for wildlife will be acceptable alternatives; • the landscape character and residents' amenities are protected from any noise, light or other pollution; • existing local habitats and wildlife corridors are protected and new ones created where practical and possible. 	<p>See comments on HNPH4 and HNPE1. The Plan should include an Appendix illustrating the designated and non-designated environment/biodiversity sites in the Highampton Parish. See Natural England's comments that explain where this information can be obtained.</p>

Additional Heritage Paper emailed to me on

This paper includes information under there headings Heritage, Landscape and Habitats. It is suggested the Plan has a further section covering Heritage and that Landscape and Habitats is included in the existing Environment section.

In terms of Heritage it is suggested the Plan includes an Appendix which identifies the designated Heritage Assets. I suggested in my pre Reg 14 comments that you may wish to identify nondesignated heritage features that are of local importance. Suggest you include a policy aimed at protecting heritage assets. I suggest you contact the Council's

Heritage Specialist Graham Lawrence (Graham.Lawrence@swdevon.gov.uk) and Bill Horner County Archaeologist (bill.horner@devon.gov.uk) to assist.

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As for the Environment section I have made comments under Policy HNPEN1 in regard of the evidence base that you need to include.

The Draft Neighbourhood Plan Evidence Base

Attention has been drawn under the relevant policies to areas where the evidence requires strengthening. In particular in terms of Housing, Environment and Heritage (once fully incorporated in the NP).

Historic England have drawn attention to the need to add a specific criterion relating to heritage features to be considered as part of housing assessments at Appendix 5. An Appendix should be added identifying designated heritage assets as indicated in the preceding section. It is also suggested that further criteria are added which assess potential effect on landscape and habitats/biodiversity. An Appendix which will provide the evidence base for this is suggested under policy HNPEN1.

Whilst it is accepted that the proposals in the NP are unlikely to impact on important heritage or environmental features it is necessary to display the relevant evidence in the NP. Important consultees such as Natural England and Historic England will expect the evidence base to be clear and underlie the choice of strategy and reasoning behind allocations that are proposed. Similarly this evidence will be required to be explicit to inform the SEA/HRA Screening process.

The Structure of the Draft Neighbourhood Plan and General Comments

The overall structure of the Plan works well. The comments made above, if incorporated, will assist in adding clarity for consultees and ultimately the Examiner who will consider the content of the NP.

CONCLUSION

The Highampton Neighbourhood Plan seeks to manage development within a sensitive landscape, whilst enabling small-scale organic development that meets the priorities and needs of the local community. The broad aspirations of the plan are consistent with adopted and emerging local policy.

For the most part, this consultation response poses questions or proposes amendments that are designed to make a positive contribution to the next iteration of the neighbourhood plan.

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It is apparent that great deal of work has been undertaken to reach this stage of the Neighbourhood Planning process. There are, however, amendments necessary to ensure the text and Appendices clearly evidence the Policies presented. Furthermore a composite Proposals Map should be included in the Plan.

WDBC considers that the draft Highampton Neighbourhood Plan can be brought into compliance with local policy and national guidance subject to the advice and guidance provided being followed and would welcome dialogue with the NP group to help achieve this.

March 2019

Duncan further commented on the Environment Agency Response:

Steve.....Rule inI would take anything you receive into account between Reg14 and Reg 15....I have annotated in red my comments on the EA email below....Hope this helps....Duncan

From: Steve Male [mailto:stevemale@sandjhome.com]

Sent: 03 October 2019 14:32

To: Vikki and Tony Hunt <tonyandvikkihunt@btinternet.com>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>

Subject: Fwd: Highampton Neighbourhood Plan Regulation 14 Consultation

Hi Duncan, Tony

A very late response to the consultation.

Duncan: What is good practice here, should we include this in the considerations or rule it out due to the very late response?

Regards

Steve Male MBA B.Sc (Hons)

Moorland Lodge
Burdon Lane
Highampton
Devon EX21 5LT
01409 231646

Highampton Neighbourhood Plan

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Date: 24th June 2020

07801 561411

SteveMale@SandJhome.com

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

From: **SPDC** <SPDC@environment-agency.gov.uk>

Date: Thu, 3 Oct 2019 at 08:46

Subject: RE: Highampton Neighbourhood Plan Regulation 14 Consultation

To: Steve Male <stevemale@sandjhome.com>

Dear Steve,

Thank you for your consultation of 31st July 2019 providing us with the opportunity to comment on the Regulation 14 version of the Highampton Neighbourhood Plan. We apologise for the lateness of our reply and hope that the following comments can still be considered.

We support the neighbourhood plan's overarching vision and in particular we support the reference to ensuring sustainability with regards to future growth. We are supportive of the objective set out in paragraph 13.3 to protect the local environment as well as the indication that this would be a factor in consideration of the sites suitable for development.

Whilst we support policies HNPE1 (small scale employment development) and HNPE2 (agricultural diversification) stating that the respective developments will be favourably considered provided they do not adversely impact the environment, we suggest that these policies could be strengthened by referencing the drive for environmental net gain to be included within any planning application as set out in the government's 25 year environment plan. There is scope for the improvement of river water quality within the River Torridge, Pulworthy Brook and Wagaford Water, all of which currently fail to achieve good ecological status due to high phosphate levels. **This reflects my comments regarding the need for a criteria based policy that covers all the considerations that should be taken into account by the decision maker.**

We support policy HNPEN1 stating that development within the parish should demonstrate that existing local habitats and wildlife corridors are protected and new ones created where practical and possible. **As I have said in my comments whilst the development you are proposing does not affect these considerations the evidence base of the Plan needs to identify and acknowledge their presence.**

We are encouraged to see that the locations for sites considered for housing development are all outside of flood risk areas.

Whilst the draft plan has addressed some environmental issues, it has not acknowledges other pertinent issues within the neighbourhood plan area. We would recommend that the plan should also acknowledge **As above:**

Water quality: As mentioned above, the main rivers which are within / border the area are failing to achieve good ecological status. One consideration of this would be encouraging environmentally sensitive agricultural practices.

Climate change: The plan should indicate any risks to the residents and environment alike from climate change in the future. It is in the interest of the residents to develop a resilient community.

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This may be consideration of renewable energy schemes both small and large scale within the plan area, discussing the suitability of infrastructure such as electric car charging points, or understanding the risk of more extreme weather events in future and how the community can remain functional during these changes. **Its not a killer if you don't cover these issues the JLP is equipped and capable of addressing these matters. However most Plans do include reference and policies along these lines.**

Please contact us again if you require any further advice.

Kind regards,

Harriet

Harriet Fuller

Sustainable Places | Devon, Cornwall and the Isles of Scilly

☎ Tel: 02030 256485

✉ Email: SPDC@environment-agency.gov.uk

✉ Manley House, Kestrel Way, Sowton Ind Est, EX2 7LQ

Does Your Proposal Have Environmental Issues or Opportunities? Yes? Don't know? Speak To Us Early!

If you are planning a new project or development, we want to work with you to make the process as smooth as possible. Early engagement can improve subsequent planning applications to you and your clients' benefit and deliver environmental outcomes. We will provide you with a project manager who will coordinate all meetings and reviews in order to give you detailed specialist advice with guaranteed delivery dates. More information on what we can do, along with our charges, can be found on our website [here](#).

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Addendum 9 Devon County Council County Archaeologist

Dear Steve,

Thank you for forwarding the document and plans. I am sorry for the slight delay in responding.

I have checked allocation area HS1 against the Devon County Historic Environment Record and have also undertaken an appraisal of the site against the historic mapping, aerial photos and LiDAR data that we hold. I have not identified any significant archaeological constraints to development in this location.

The LiDAR suggests that there may be a low linear earthwork feature running approximately east-west across the field. This is not recorded on any of the historic mapping from the 19th or early 20th century. However, aerial photos from c.1947 do appear to show some form of east-west agricultural activity, overlying a freshly grubbed-out north-south field boundary. The latter is depicted on the historic mapping. This all suggests historical agricultural activity of local significance that does not represent an in principle constraint in terms of the National Planning Policy Framework or the Plymouth and South West Devon Joint Local Plan. Should a planning application come forward then I may recommend a limited programme of investigation to confirm, or otherwise, the existence and nature of the earthwork.

I hope that this is of assistance. I will be happy to discuss my comments further if needed.

Kind regards.

Bill Horner
County Archaeologist

**Environment Group
Lucombe House
County Hall
Exeter
EX2 4QD
01392 382494
07966 595812**

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Appendix 11 SEA/HRA Report

Highampton Draft Neighbourhood Plan
(Pre Regulation 15 Version, submitted Plan 6v1: 11th February 2020)

Strategic Environmental Assessment and Habitats Regulations Assessment Screening Report

May 2020

SCREENING OPINION

SEA

Having taken all of the relevant policies of the Highampton Neighbourhood Plan (Submitted Plan 6v1:11th February 2020) into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the Neighbourhood Plan, due to the limited nature of development proposed and the continuity in land use. The full reasons for this conclusion are set out in the screening report in

Appendix 1.

HRA

Due to geographical separation of Highampton from European Sites and accordingly the absence of impact pathways, and against a backdrop of a limited amount of development proposed, the Council considers that the Highampton Neighbourhood Plan will not have any likelihood of significant effect on a European site alone or in-combination with other development and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in Appendix 2 of this report.

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Summary

SEA

This statement has been produced to comply with Regulation 15(1) e (ii) of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

A neighbourhood plan is required to meet a number of basic conditions, one of which being it must not breach, and must be otherwise compatible with EU and Human Rights obligations. This requires neighbourhood plans to fully consider the requirements of the SEA regulations which transpose the EU's SEA Directive into law and which requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

A Strategic Environmental Assessment (SEA) Screening Opinion was prepared by West Devon Borough Council for the Highampton Neighbourhood Plan (see Appendix 1). The statutory environmental bodies (Natural England, Historic England and Environment Agency) were consulted on 31st March 2020.

Having taken all of the relevant policies of the draft Neighbourhood Plan into account, and assessed the potential environmental impact on designated sites and landscapes, it is the Council's opinion that a full SEA is not required for the Highampton Neighbourhood Plan. The reasons for this conclusion are set out in the screening report in Appendix 1.

HRA

The legislative basis for the **Habitats Regulations Assessment (HRA)** is EU Habitats Directive Article 6(3) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The 'Natura 2000 network' (more commonly referred to as 'European Sites') of sites are designated for the importance of habitats, species and birds (under the 'Habitats Directive' for Special Areas of Conservation, and the 'Birds Directive' for Special Protection Areas). The designation of European Sites was intended to provide legal protection for this flora and fauna of a European importance, requiring their maintenance or restoration in a favourable condition.

The process of HRA encompasses the requirements of the Habitats Directive and Habitats Regulations, and includes a decision on whether the plan (including Neighbourhood Plans) should be subject to appraisal. The 'screening' process is used to consider whether the plan

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would be likely to have significant effects on a European Sites, and if so whether an 'appropriate assessment' is necessary.

Due to the geographical separation of Highampton from European Sites and accordingly the absence of impact pathways, and against a backdrop of a limited amount of development proposed, the Council considers that the Highampton Neighbourhood Plan will not have any likelihood of significant effect on a European site alone or in combination with other development and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out in Appendix 2 of this Screening Opinion.

Consultation

Consultation with the three Statutory Consultees was carried out on 31st March 2020.

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<p>David Stuart Historic Places Adviser South West Direct Line: 0117 975 0680 Mobile: 0797 924 0316</p> <p>Historic England 29 Queen Square Bristol BS1 4ND https://historicengland.org.uk/southwest</p>	<p>Many thanks for including me in these exchanges.</p> <p>Graham's thinking is clearly very useful. The main thing is that the principle of allocating the site for development is ok from a heritage impact perspective, and that the manner in which it might be developed is then acceptable if his suggestions are accommodated.</p> <p>On that basis it would seem that the Plan is unlikely to generate significant environmental effects from a heritage perspective and I can confirm that we would then have no objection to the view that an SEA is not required. The exercise would also seem to demonstrate conformity with the provisions for the protection and enhancement of the historic environment within the NPPF.</p> <p>Overall therefore there would be no residual or outstanding issues associated with the Plan of concern or interest to us upon which we would feel the need to comment.</p> <p>Kind regards</p> <p>David</p> <p>David Stuart Historic Places Adviser South West Direct Line: 0117 975 0680 Mobile: 0797 924 0316</p> <p>Historic England 29 Queen Square Bristol BS1 4ND https://historicengland.org.uk/southwest</p> <p>From: Duncan Smith [mailto:Duncan.Smith@swdevon.gov.uk] Sent: 01 May 2020 08:08 To: Graham Lawrence Cc: Stuart, David; Steve Male Subject: RE: Highhampton NP: SEA/HRA Screening Opinion</p> <p>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 Graham....Many Thanks for your quick response.....Duncan</p>
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Steve....Graham has made a range of suggestions for incorporation and amendment to the NP. I'd be pleased if you could consider. I suggest the Plan is amended accordingly and passed to myself. I will make a further screening submission on the basis of the amended Plan. I see no need to restart the process.....Regars Duncan

From: Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>

Sent: 30 April 2020 17:33

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	<p>To: Duncan Smith <Duncan.Smith@swdevon.gov.uk> Cc: David Stuart (David.Stuart@english-heritage.org.uk) <David.Stuart@english-heritage.org.uk>; Steve Male <stevemale@sandjhome.com> Subject: RE: Highhampton NP: SEA/HRA Screening Opinion</p> <p>Duncan</p> <p>I have read the draft Highhampton NP and visited to look at the proposed development site. I can offer comment as follows:- General points:</p> <ol style="list-style-type: none">1. The parish may not have many designated heritage assets but it is important that non-designated heritage assets are well represented. I appreciate that some are mentioned and identified (Heritage Plan A) but only in the development boundary. I would encourage a wider net across the parish, based on the guidance set out in the JLP Supplementary Planning Document (p101) - https://www.plymouth.gov.uk/sites/default/files/JLPSPD2019Reduced.pdf2. The History section references old paths and such features can be viewed as non-designated heritage assets. Historic field patterns and enclosures can also be usefully identified as of value, even if only in a generic way.3. The wording of HNPHE1 could echo that of the NPPF and JLP more closely by stating 'harm' rather than 'damage'.4. I suggest HNPHE1 and 4 could be strengthened to emphasise what contributes to positive local character. <p>Identified Development Site:</p> <ul style="list-style-type: none">- The proposed development site HS1 on Church Road does not present any likelihood of harm to the setting of heritage assets. It is a location that has potential to connect the slightly dislocated development pattern that exists at present.- Development of the later 20th century and some more recent additions have had a more suburban character which does not complement the local vernacular. I would suggest that the requirement for a Development Brief have more ambition than to '<i>maximise its contribution to the needs of the community.</i>' Whilst there are off site benefits which
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	<p>may be in mind, it is important that site specific benefits, such as undergrounding of overhead cables are emphasised.</p> <ul style="list-style-type: none">- The form and layout of development ought to reflect the linear form of the settlement and incorporate enclosures that complement the rural location and meet the aims of sustainable development including biodiversity. This means, for example, that stone banks and hedgerows should be strongly favoured over fences. (see 4. Above).- A well-meaning phrase like <i>'A single vehicular access from Church Road to serve the whole development.'</i> (HNPH1) could
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encourage the use of a cul-de-sac type layout which would be wholly inappropriate to the grain of the village. The desire to preserve the hedgerow is positive and welcome, but a single access point is unduly restrictive of design options.

I hope this helps the community to progress their Plan.

Graham

Graham Lawrence IHBC | Specialist (heritage) :
Development Management
**South Hams District Council | West Devon
Borough Council**



www.southhams.gov.uk



www.westdevon.gov.uk

From: Duncan Smith

Sent: 27 April 2020 09:15

To: Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>

Cc: Steve Male <stevemale@sandjhome.com>

Subject: FW: Highampton NP: SEA/HRA Screening Opinion

Graham,

I would be pleased if you could assist the Highampton Group to address the issues raised by Historic England in the email below. Enclosed are the following

- 1) Historic England's comments on the Regulation 14 Version of the Plan.
- 2) Regulation 15 Version of the Plan to which the comments below apply.

I have copied in Steve Male who is the principal contact for the Highampton Plan.

Regards

Duncan

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Date: 24th June 2020

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 24 April 2020 17:32
To: Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Subject: Highhampton NP: SEA/HRA Screening Opinion

Dear Duncan

Many thanks for your consultation on the SEA Screening Opinion for the emerging Highampton Neighbourhood Plan. To confirm also receipt of your

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	<p>subsequent email of 31st March. Our apologies for not responding before now.</p> <p>In our response to the Regulation 14 consultation on the Plan last autumn our attention focussed on policy HNPH1 – now HNP11 – which sought to allocate a site for development. We drew attention to the need for the evidence base to be enhanced to better demonstrate that relevant heritage assets had been considered in the selection of the site and the formulation of the specific requirements of the policy in accordance with the provisions of the NPPF for the protection and enhancement of the historic environment. This response was copied to your authority at the time and I attach it again here for reference.</p> <p>Having looked at the Plan’s website there appear to be no additional documents to those available during the Regulation 14 consultation, and no report covering responses to that exercise and how our advice might have been addressed. But in the version of the Plan submitted with this consultation we note within Appendix 5 (p112) on the Site Evaluation that reference is made to Grade II Beacon Down some 100m from the site and that due to intervening buildings it is concluded that there will no harmful impact to its significance. No information is provided on the methodology which might have been employed to determine how relevant heritage assets have been determined and so it remains unclear whether this is the only asset which needs to be considered.</p> <p>Appendix 10 (p128) includes an undated report from the County Archaeologist which we assume may have been obtained subsequent to our advice to secure same and possibly in direct consequence. This raises no objection to the principle of developing the site from an archaeological perspective. However, there remains a need to be sure about the potential for – and ideally absence of - harmful impact on the settings of other designated assets which, in the absence of other evidence, we also advised could be obtained from your authority’s own conservation officers. There does not appear to be any such report.</p>
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	<p>We therefore are reluctantly obliged to maintain the view that the evidence base in support of policy HNP11 remains unable to demonstrate an appropriate level of conformity with the NPPF from a heritage perspective.</p> <p>The SEA Screening Report concludes that a full SEA is not necessary as the Plan is unlikely to generate <u>significant environmental effects. While assertions are</u></p>
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	<p>made in this respect there is no reference to underpinning (heritage) evidence upon which such conclusions might be based. While overarching policies for the protection of the historic environment and complementary ones within the Plan may seek to provide an adequate safeguard to prevent harm to heritage assets from occurring in the implementation of the policy, without knowing that the specific minimum requirements of the policy can be delivered without causing harm generates a tension and risk that the policy as proposed may not be deliverable, or deliverable without causing harm.</p> <p>Appendix 9 of the Plan (p121) sets out a Brief for the development of the site with illustrative development options but this provides no further indication from a heritage perspective of how these have been determined and that relevant heritage considerations have informed their design.</p> <p>As our Regulation 14 consultation response indicated, the absence of evidence does not automatically imply that harm to heritage assets is likely but it does mean that the absence of harm cannot be demonstrated. On that basis we are obliged to disagree with the conclusion of the SEA Screening Report that significant environmental effects are unlikely.</p> <p>As we advised the community in our Regulation 14 response, we would encourage your authority to simply address the gap in the evidence base by seeking the views of its conservation officers to confirm in writing that the site is suitable for development as prescribed in the policy.</p> <p>Once made available to us, we would be happy to review our advice and hopefully be able to raise no objection to the SEA Screening Opinion's conclusion.</p> <p>Kind regards</p> <p>David</p> <p>David Stuart Historic Places Adviser South West Direct Line: 0117 975 0680 Mobile: 0797 924 0316</p>
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Historic England | 29 Queen Square | Bristol | BS1
4ND
<https://historicengland.org.uk/southwest>

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Historic England

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From: Duncan Smith

[<mailto:Duncan.Smith@swdevon.gov.uk>]

Sent: 31 March 2020 14:21

To: consultations@naturalengland.org.uk; Stuart, David; 'spdc@environment-agency.gov.uk'

Cc: SW-Neighbourhood Planning

Subject: Highampton NP: SEA/HRA Screening Opinion

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 All.....I enclose for your

comments a Draft Screening Opinion for

SEA/HRA for the Highampton Neighbourhood Plan (Pre Regulation 15 Version, submitted Plan 6v1: 11th February 2020). I also enclose a copy of that Plan which for your information.

I look forward to receiving your response.

Regards

Duncan

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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<p>Natural England Hornbeam House Crewe Business Park Electra Way Crewe Cheshire CW1 6GJ</p> <p>T 0300 060 3900</p>	<p>Dear Mr Smith</p> <p>Highampton Neighbourhood Plan: SEA/HRA Screening Opinion</p> <p>Thank you for your consultation on the above dated 31 March 2020 which was received by Natural England on 31 March 2020</p> <p>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.</p> <p>Strategic Environmental Assessment (SEA) Screening</p>
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	<p>Natural England notes the screening process applied to this Neighbourhood plan and welcome the production of this SEA Screening report. We note and concur with the outcome of the screening report, that taking all of the relevant policies of the Highampton Neighbourhood Plan into account and assessing the potential environmental impacts on designated sites and landscapes, a full SEA is not required.</p> <p>Further guidance on deciding whether the proposals are likely to have significant environmental effects and the requirements for consulting Natural England on SEA are set out in the National Planning Practice Guidance.</p> <p>Habitats Regulations Assessment (HRA) Screening</p> <p>Natural England welcomes the consideration given to the Habitats Regulations and we agree with the report's conclusions that the Highampton Neighbourhood Plan would not be likely to result in a significant effect on any European Site, either alone or in combination and therefore further assessment under the Habitats Regulations is not required.</p> <p>For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.</p> <p>Yours sincerely Jacqui Salt Consultations Team</p>
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<p>Sarah Squire MRTPI Sustainable Places – Planning Advisor Environment Agency – Devon, Cornwall and the Isles of Scilly Area</p> <p>Tel: 0208 474 6316 Email: SPDC@environmentagency.gov.uk</p> <p>Sir John Moore House, Victoria Square, Bodmin, Cornwall, PL31 1EB Manley House, Kestrel Way, Exeter, Devon, EX2 7LQ</p>	<p>Dear Duncan,</p> <p>Thank you for your consultation of 31 March 2020 providing us with the opportunity to comment in respect of the Highhampton Neighbourhood Plan SEA/HRA screening opinion.</p> <p>In general we consider that it is unlikely that neighbourhood plans will result in any significant environmental effects unless the plan allocates or encourages development over that set out in the Local Plan. Otherwise we consider that any potential for environmental effects from growth in the parish should already have been addressed through the Sustainability Appraisal (SA) which supported the adopted Local Plan.</p> <p>Please note, this is a standard response. If you consider the plan will result in significant environmental effects please reconsult us.</p> <p>Kind regards</p>
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Appendix 1

Highampton Neighbourhood Plan Strategic Environmental Assessment Screening Opinion

1.1 - Strategic Environmental Assessment (SEA) Process

The need for environmental assessment of plans and programmes is set out in the EU Directive 2001/42/EC, this was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004 or SEA Regulations. The Localism Act 2011 requires neighbourhood plans to comply with EU legislation, although not all neighbourhood plans will require full environmental assessment, depending on what they propose and what effect this might have on the environment.

The Neighbourhood Planning Regulations (General) 2012 as amended in January 2015 require qualifying bodies to submit to the LPA with their neighbourhood plan either a SEA report or a statement of reasons as to why this has not been necessary (Regulation 15(1)e). The latter will only be appropriate where the neighbourhood plan has been assessed using the criteria referred to in Regulation 9 (1) of the Environmental Assessment of Plans and Programmes Regulations 2004; and where this assessment has shown that the neighbourhood plan is plan proposal is unlikely to have significant environmental effects. The 'Regulation 9' criteria are set out in Schedule 1 as follows:

1. The characteristics of plans and programmes, having regard, in particular, to—
 - (a) the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources;
 - (b) the degree to which the plan or programme influences other plans and programmes including those in a hierarchy;
 - (c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;
 - (d) environmental problems relevant to the plan or programme; and
 - (e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—
 - (a) the probability, duration, frequency and reversibility of the effects;
 - (b) the cumulative nature of the effects;
 - (c) the transboundary nature of the effects;
 - (d) the risks to human health or the environment (for example, due to accidents);
 - (e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);
 - (f) the value and vulnerability of the area likely to be affected due to—
 - (i) special natural characteristics or cultural heritage;
 - (ii) exceeded environmental quality standards or limit values; or
 - (iii) intensive land-use; and

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(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.

As part of its duty to support neighbourhood plans, West Devon Borough Council agreed to undertake the screening process to determine whether the Highampton Neighbourhood Plan is likely to have significant environmental effects, and consequently whether SEA is required.

1.2. Highampton and environmental constraints in the Neighbourhood Plan Area

The Neighbourhood Plan Area covers Highampton Parish in West Devon Borough, Devon. Highampton is a largely rural parish with a population of around 322 (2011 Census). The Plymouth & South West Devon Joint Local Plan (JLP) identifies the small settlement of Highampton as a 'Sustainable Village' (Policy TTV25) with an indicative level of 20 new houses to be provided over the period of the JLP.

Highampton Parish contains part of a Site of Special Scientific Interest at Hollow and Odham Moor one of the largest continuous areas of Culm Grassland which forms part of the Culm Grassland SAC. Also situated in the Highampton Parish are the adjacent SSSIs at Ribson and Coombe Meadows noted for their herb-rich grassland.

1.3. Highampton Neighbourhood Plan

The Highampton Draft Neighbourhood Plan (the Plan) sets out policies and approaches which will add local detail to policies within the Joint Local Plan. The Plan sets out a vision for Highampton as follows:

To formulate and programme a plan for future growth and development that will integrate with the existing village and surrounding countryside and make a positive contribution to the community and its continued sustainability.

The Plan contains thirteen policies as summarised in the table below.

Table 1. Summary of policies in the Plan

Policy	Summary of aims and key environmental effects
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<p>HNP1</p> <p>Land comprising approx. 1.2ha at HNP HS1 as identified on the plan is allocated for the development of a minimum of 14 residential dwellings together with related community facilities. The development shall include:</p> <ul style="list-style-type: none">• A minimum of 14 new homes, designed and built to eco-standards, including at least 4 affordable homes.• A mixture of two and three bedroom semidetached and terraced dwellings.	<p>Allocates a 1.2 ha site for the development of a minimum 14 dwellings.</p> <p>The site lies within the settlement of Highampton and relates well to villages built form. Policy HNP1 linked to other policies in the Plan seek to mitigate the environmental effects of this development.</p>
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<ul style="list-style-type: none"> • A single vehicular access from Church Road to serve the whole development. • An area of land suitable for outdoor recreational use with a minimum area of 0.3 ha. <p>A masterplan for the site will be required, prepared in consultation with the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered. Development shall not commence until that masterplan has been approved in writing by Highampton Parish Council and the local planning authority.</p> <p>The development of the site to be in accordance with a Development Brief. (Appendix 9) and the requirements of Policy HNPH4</p>	
<p>HNPH2</p> <p>There will be a presumption against development outside of the defined settlement boundary.</p>	<p>The Plan identifies a settlement boundary. This policy sets a presumption against development outside that boundary.</p>

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<p>HNP3 All sites for development must provide for an appropriate mix of dwelling types and sizes, including</p>	<p>. This policy seeks to ensure that housing development that takes place in the Parish meets local need.</p>
<p>affordable housing to meet the needs of all sectors of the community.</p>	

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<p>HNP4</p> <p>The design and layout of housing in locations which are considered acceptable and meet other relevant policies of this Plan should:</p> <ul style="list-style-type: none">• reflect the character of the area in which it is located;• where appropriate utilise natural local materials consistent with other buildings in the locality that harmonise with the existing rural character of the area;• be of a scale and appearance that integrates into the existing development within the village;• retain important natural features including trees, hedges and verges and include proposals to enhance the landscaping of the site and improve biodiversity;• not have an unacceptable impact on neighbouring properties through loss of amenities, noise or light pollution;	<p>.</p> <p>This Policy sets out criteria aimed to offset the environmental effects of development and retain the character of the Parish.</p>
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- | | |
|---|--|
| <p>□</p> <ul style="list-style-type: none">• be designed and constructed to high levels of | |
|---|--|

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<p>sustainability that aim for zero levels of carbon emissions.</p> <p>□□</p>	
<p>HNP5</p> <p>Development should ensure that all vehicles can enter and leave the site from the existing highway in a forward direction.</p>	<p>This policy seeks to ensure vehicular activity arising from development can be accommodated safely.</p>
<p>HNP6</p> <p>Parking provision will be required for each property on the basis of:</p> <ul style="list-style-type: none"> • 1 space for onebedroom dwellings; • 2 spaces for two and three bedroom dwellings; • 3 spaces for dwellings of four bedrooms and above. <p>In addition, dwellings with direct access from existing roads will be required to make additional provision for visitor parking.</p>	<p>This policy defines parking provision that should accompany development.</p>

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<p>HNP7 All relevant new development should, where possible, provide a refuge for pedestrians either as part of the site layout or, by contribution, on other principal routes within the</p>	<p>This policy seeks to ensure that development takes account of and where possible contributes towards pedestrian safety.</p>
<p>village.</p>	

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<p>HNPE1</p> <p>Proposals for small scale employment development will be favourably considered provided that they:</p> <ul style="list-style-type: none">• are appropriately located in relation to the existing residential areas and road network;• be of a scale and appearance that integrates into the existing development within the parish;• do not have an unacceptable impact on neighbouring properties through loss of amenities, noise or light pollution;• reflect the character of the area in which it is located;• where appropriate utilise natural local materials consistent with other buildings in the locality that harmonise with the existing rural character of the area;• retain important natural features including trees, hedges and verges and include proposals to enhance the landscaping of the site and improve biodiversity;• be	<p>This policy seeks to encourage employment development whilst offsetting any environmental effects that may result.</p>
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designed and constructed to high levels of sustainability that aim for zero levels of carbon emissions;

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- | | |
|--|--|
| <ul style="list-style-type: none">• do not generate unacceptable vehicle movements given the restrictions of the existing road network;• provide sufficient off-road space for any loading, unloading and any parking for all employees and potential customers. In no circumstances should any development rely the future use of on-road parking, loading or unloading at any time. | |
|--|--|

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<p>HNPE2</p> <p>Proposals for diversification of agricultural use will be supported provided that they:</p> <ul style="list-style-type: none">• retain and support the existing agricultural use;• are appropriately located in relation to the existing residential areas and road network;• do not adversely impact the environment by generating noise, air pollution or loss of landscape and natural environment;• retain the essential rural character of the Parish and	<p>This policy seeks to encourage diversification of agricultural uses whilst setting criteria which seek to limit environmental effects.</p>
<ul style="list-style-type: none">• do not generate unacceptable vehicle movements given the restrictions of the existing road network• In other respects meet the requirements of Policy HPPE1 where appropriate.	

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<p>HNPE3</p> <p>Proposals for the redevelopment of, or change of use of, existing employment land or premises will not be permitted if it results in a net loss of jobs.□</p> <ul style="list-style-type: none">• □□Unless it has been demonstrated that the existing use or an alternative employment use is no longer viable.• In order to demonstrate the nonviability of any employment use it is a requirement that the business and premises has been shown to have been actively marketed for employment use for a period of at least 12 months• Proposals for the redevelopment of, or	<p>This policy seeks to protect existing employment land/uses against unacceptable changes of use.</p>
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<p>change of use of, existing employment land or premises will not be permitted if it results in a net loss of jobs.</p>	
<p>HNPR1 At least 0.3ha of land suitable for outdoor recreational use will be identified and developed within the allocation for residential development under Policy HNPH1. Details of the development and provisions for future ownership and maintenance as a Local Green Space will be the subject of an agreement between the developer and Highampton Parish Council.</p>	<p>This Policy seeks to protect an area of at least 0.3ha of land associated with the development proposed under policy HNPH1 as Local Green Space for future public use.</p>

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<p>HNPR2</p> <p>Proposals for the change of use of agricultural or amenity land to open space, sport or recreational use will be supported provided the proposal will make a positive contribution to the wellbeing and social needs of the local community and would not prejudice the existing related agricultural use.</p>	<p>This policy seeks to encourage the provision of Public Open Space in the Highampton Parish whilst safeguarding against prejudicing agricultural use.</p>
<p>HNPEN1</p>	<p>This Policy sets out criteria against which development proposals will be considered and</p>

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<p>Development proposals within the Parish should demonstrate that the following landscape design principles and environmental safeguards are met as and where applicable:</p> <ul style="list-style-type: none">• the scale, form and character of the existing settlement is maintained;• new development is of a scale to complement the traditional character of the village;• landscaping and boundary treatments use native species and, where practical and possible retain mature trees. However, where this is not possible, non-native species which are beneficial for wildlife will be acceptable alternatives;• the landscape character and residents' amenities are protected from any noise, light or other pollution;• existing local habitats and wildlife corridors are identified, protected and new ones created where practical and possible;	<p>seeks to minimise environmental effects that could potentially result.</p>
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environmental gain is included as set out in the Government's 25 year plan;

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<ul style="list-style-type: none"> • the design and construction are to a high level of sustainability that aims for zero levels of carbon emissions; • the site, surrounding land and natural water courses are all adequately protected from air or water borne pollution. 	
<p>HNPHE1</p> <p>The historic environment must be preserved and enhanced. Proposals that affect the significance of heritage assets are to be judged on the scale of damage or loss to the Parish.</p>	<p>This policy seeks to preserve and enhance the historic environment and protect heritage assets from harmful effects.</p>

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		Plan will therefore not significantly influence other plans and programmes.
(c) the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development;	NO	The policies in the Highampton Neighbourhood Plan are not considered likely to have a significant environmental impact on the integration of environmental considerations. Any development proposed will be in accordance with environmental protection policies of the adopted Local Plan, the JLP and the National Planning Policy Framework (NPPF).
(d) environmental problems relevant to the plan or programme; and	NO	The Neighbourhood Plan area contains part of the Hollow/Odham Moor SSSI and the Ribson Meadow/Coombe Meadow SSSIs. The nature of the proposals in the Neighbourhood Plan are not

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		considered likely to have significant effects on these SSSIs. See the HRA screening opinion below for more detail.
(e) the relevance of the plan or programme for the implementation of Community legislation on the environment (for example, plans and programmes linked to waste management or water protection).	NO	The Neighbourhood Plan is not relevant as a plan for implementing EC legislation.
2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to—		
(a) the probability, duration, frequency and reversibility of the effects;	NO	Any effects are considered to be minimal. Policies in the Plan that support new development also set out environmental criteria that would mitigate against the development.
(b) the cumulative nature of the effects;	NO	The effects from the Plan as a whole are not considered to be significantly greater than those from any individual policy.
(c) the transboundary nature of the effects;		The Plan will not have any transboundary effects.
(d) the risks to human health or the environment (for example, due to accidents);	NO	There are considered to be no risks to human health.
(e) the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected);	NO	The Neighbourhood Plan area covers the parish of Highampton. The population of the Neighbourhood Area is approximately 322. This is considered to be a small area in terms of wider environmental effects
(f) the value and vulnerability of the area likely to be affected due to— (i) special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) intensive land-use; and	NO	As discussed, the only vulnerable area which may be effected is considered to be the SSSIs, and any effects are likely to be minimal.

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(g) the effects on areas or landscapes which have a recognised national, Community or international protection status.	NO	As above. In addition, the Plan contains policies which are likely to have a positive effect on the environment generally.
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2.1 SEA Screening Opinion

The Highampton Neighbourhood Plan allocates a site for residential development (Policy HNPH1) aimed at fulfilling the indicative level of new housing identified in the JLP.

The site lies within the core of Highampton settlement. The criteria against which development will be considered is provided both generally and specifically in the actual policy and others included in the Plan providing for mitigation to protect against the effects of this development.

The criteria set out for development in the policies contained in the Highampton Neighbourhood Plan are likely to prove beneficial in terms of mitigating against any possible environmental impacts. As indicated above where development is actively encouraged, criteria are given to ensure adverse impacts will be minimised.

The listed buildings. Where development is proposed full recognition of ecological/heritage interest are highlighted and the need for mitigation identified.

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No development is proposed that is likely to have any effect on the identified SSSIs, whilst the Neighbourhood Plan is likely to guard against any possible impacts on the built environment arising from development proposed.

HRA screening has been carried out which concluded that the Highampton Neighbourhood Plan will have no unacceptable impacts on any European designated sites

Having taken all of the relevant policies of the Highampton Neighbourhood Plan into account, and assessed the potential environmental impact on designated sites and landscapes, this screening opinion has concluded that a full SEA is not required.

Appendix 2

North Tawton Neighbourhood Plan Habitats Regulations Assessment: Screening

1.0. The HRA process

The legislative basis for the **Habitats Regulations Assessment (HRA)** is EU Habitats Directive Article 6(3) and Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

The 'Natura 2000 network' (more commonly referred to as 'European Sites') of sites are designated for the importance of habitats, species and birds (under the 'Habitats Directive' for Special Areas of Conservation, and the 'Birds Directive' for Special Protection Areas). The designation of European Sites was intended to provide legal protection for this flora and fauna of a European importance, requiring their maintenance or restoration in a favourable condition.

With respect to this HRA, all of the following designations, to which the HRA process applies, are referred to as 'European sites':

- **Special Areas of Conservation (SACs)** special protection to flora, fauna and habitats
- **Special Protection Areas (SPAs)** are areas of land, water or sea of international importance for the breeding, feeding, wintering or the migration of rare, vulnerable or migratory species of birds
- **Ramsar sites**, identified through the Convention on Wetlands of International Importance
- **Proposed and candidate SPAs and SACs** (pSPA, cSPA, pSAC, cSAC) that are being considered for designation

1.1. The HRA screening process for Neighbourhood plans

There are particular requirements for plans and projects set out within the European Directives (and transposed into domestic legislation in England by the 'Habitats Regulations').

The process of HRA encompasses the requirements of the Habitats Directive and Habitats Regulations, and includes a decision on whether the plan (including Neighbourhood Plans) should be subject to appraisal. The 'screening' process is used to consider whether the plan would be likely to have significant effects on a European Sites, and if so whether further assessment (termed Appropriate Assessment) is necessary.

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An Appropriate Assessment will consider the implications for the European Site in view of the conservation objectives (generally to restore or maintain the features which led to the designation of the site), and consider whether the plan could affect the integrity of the site. More detailed mitigation measures may be considered at this stage. A plan should only be agreed once the competent authority has established that the plan will not adversely affect the integrity of the European Sites.

With respect to Neighbourhood Plans, the Neighbourhood Planning (General) Regulations 2012 require a submitted neighbourhood plan to include a statement explaining how the proposed Neighbourhood Plan meets the basic conditions set out in paragraph 8 of Schedule 4B of the Town and Country Planning Act 1990. One of the basic conditions requires Neighbourhood Plans to be compatible with EU obligations and to demonstrate that it is not likely to have a significant effect on a European Site.

The Habitats Regulations do not prescribe a specific methodology for undertaking or reporting the appraisal of plans, however there is guidance within various documents and the following are most relevant:

- ODPM Circular 06/2005
- *The Habitats Regulations Assessment of Local Development Document (David Tyldesley and Associates for Natural England – final draft 2009)*
- *Habitats Regulations Appraisal of Plans, Guidance for Plan-Making bodies in Scotland (David Tyldesley and Associates, 2012).*

As this Neighbourhood Plan is not directly connected with or necessary for the management of a European site for nature conservation purposes it must proceed through the HRA screening process.

2.0. Selecting European sites that should be considered in the HRA screening

The decision about which European Sites should be considered in the Appraisal is based upon the checklist below (*adapted from Figure 2 of HRA of Plans, David Tyldesley and Associates, 2012*).

- Sites within the plan area
- Sites upstream or downstream of the plan area in the case of river or estuary
- Wetland sites with relevant hydrological links to land within the plan area
- Sites which have significant ecological links with land in the plan area (e.g. migratory birds/mobile species)
- Sites which may receive increased recreational pressure from the plan
- Sites that may be used for water abstraction
- Sites that could be affected by discharge of effluent from waste water treatment -
- Sites that could be affected by significant increases in emissions from traffic

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2.1. Conservation Objectives

Natural England publish Conservation Objectives for each European site. Conservation Objectives are intended to assist competent authorities with meeting their obligations under the Habitats Regulations, providing a framework to inform HRA, in particular the Appropriate Assessment stage of HRA.

Where Conservation Objectives are met for the Qualifying Species, the site is considered to exhibit a high degree of integrity and to be achieving a Favourable Conservation Status for that species or habitat. With regards to the European sites, natural habitats and/or species for which the site has been designated (the Qualifying Features):

- *Avoid deterioration of the qualifying natural habitats and the habitats of qualifying species, and the significant disturbance of those qualifying species, ensuring the integrity of the site is maintained or restored as appropriate and the site makes a full contribution to achieving Favourable Conservation Status of each of the qualifying features.*
- *Subject to natural change, to maintain or restore:*
 - *The extent and distribution of qualifying natural habitats and habitats of qualifying species;*
 - *The structure and function (including typical species) of qualifying natural habitats and habitats of qualifying species;*
 - *The supporting processes on which qualifying natural habitats and habitats of qualifying species rely;*
 - *The populations of qualifying species;*
 - *The distribution of qualifying species within the site.*

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EUROPEAN SITES THAT COULD POTENTIALLY BE AFFECTED BY THE HIGHAMPTON NEIGHBOURHOOD PLAN

WEST DEVON EUROPEAN SITES – Delete table as appropriate				
Site Name & Designation	Qualifying Interests	Site vulnerabilities	Potential effects associated with development	Likelihood of a Significant Effect from the Highampton Neighbourhood Plan

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<p>Dartmoor SAC</p>	<p>Northern Atlantic wet heath with <i>Erica tetralix</i> European dry heath Blanket bog Old sessile oak woodlands <i>Ilex</i> and <i>Blechnum</i> in the British Isles Southern damselfly <i>Coenagrion mercuriale</i> Otter <i>Lutra lutra</i> Atlantic salmon <i>Salmo salar</i></p>	<p>Visitor and recreational pressure including accidental and deliberate burning, trampling and erosion particularly of blanket bog, disturbance of otters by activity on/near rivers</p> <p>Nutrient/acid deposition causing habitat loss</p> <p>Water quality – effect on Atlantic salmon and Otter</p>	<p>Increased recreational pressure resulting from new development</p> <p>Air pollution resulting from new development</p> <p>Increased water abstraction reducing river flow</p>	<p>The level of development proposed within the Highampton NP is minimal. Given the geographical separation of Highampton from Dartmoor SAC, and the variety of other recreational opportunities closer to Highampton, there is no likelihood of a significant effect from new residents associated with the development proposed in the Highampton NP.</p> <p>There will be no likelihood of significant effect from air pollution associated with any new development proposed in Highampton on the Dartmoor SAC.</p>
<p>Culm Grasslands SAC</p>	<p>Northern Atlantic wet heaths <i>Molinia</i> meadows Marsh Fritillary butterfly</p>	<p>The grassland is a result of human activity, and to survive it must continue to be managed. Traditional methods depend on rough summer grazing, selective burning and topping and no application of fertilizers. As this is not generally considered economic, agrienvironment schemes are used to promote continuation of traditional management. The scheme has achieved a 95% uptake rate with owner-occupiers (Source</p>	<p>Development causing direct physical loss or damage of culm grassland inside SAC or beyond boundaries reducing potential for linked habitat across landscape. Loss or damage of habitat (through development) used by Marsh Fritillary nearby to Culm Grassland.</p>	<p>Given the physical distance and the limited development proposed in the Highampton Neighbourhood Plan there is no likelihood of significant effect upon the Culm Grasslands.</p>

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		<p>– Natura 2000 Data Form, JNCC, 2011).</p>		
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2.2 Criteria with which to screen the Neighbourhood Plan

The following table sets out criteria to assist with the screening process of policies and proposals within the Neighbourhood Plan to consider their potential effects on European Sites. Policies and proposals that fall within categories A and B are considered not to have an effect on a European Site and are not considered further within the HRA process. Policies and proposals that fall within categories C and D are considered further, including an in-combination consideration. If straightforward mitigation measures cannot be applied to avoid any significant effects, then any remaining policies and proposals that would be likely to have a significant effect on a European site, either alone or in combination must be taken forward to an Appropriate Assessment.

Category A: No negative effect	
A1	Options / policies that will not themselves lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy.
A2	Options / policies intended to protect the natural environment, including biodiversity.
A3	Options / policies intended to conserve or enhance the natural, built or historic environment, where enhancement measures will not be likely to have any negative effect on a European Site .
A4	Options / policies that positively steer development away from European sites and associated sensitive areas.
A5	Options / policies that would have no effect because no development could occur through the policy itself, the development being implemented through later policies in the same plan, which are more specific and therefore more appropriate to assess for their effects on European Sites and associated sensitive areas.
Category B: No significant effect	
B	An option or policy or proposal that could have an effect but would not be likely to have a significant (negative) effect because the effects are trivial or 'de minimis', even if combined with other effects.
Category C: Likely significant effect alone	
C1	The option, policy or proposal could directly affect a European site because it provides for, or steers, a quantity or type of development onto a European site, or adjacent to it.
C2	The option, policy or proposal could indirectly affect a European site e.g. because it provides for, or steers, a quantity or type of development that may be very close to it, or ecologically, hydrologically or physically connected to it or it may increase disturbance as a result of increased recreational pressures.
C3	Proposals for a magnitude of development that, no matter where it was located, the development would be likely to have a significant effect on a European site.

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C4	An option, or policy that makes provision for a quantity / type of development (and may indicate one or more broad locations e.g. a particular part of the plan area), but the effects are uncertain because the detailed location of the development is to be selected following consideration of options in a later, more specific plan . The consideration of options in the later plan will assess potential effects on European Sites, but because the development could possibly affect a European site a significant effect cannot be ruled out on the basis of objective information.
C5	Options, policies or proposals for developments or infrastructure projects that could block options or alternatives for the provision of other development or projects in the future, which will be required in the public interest, that may lead to adverse effects on European sites, which would otherwise be avoided.
C6	Options, policies or proposals which depend on how the policies etc are implemented in due course, for example, through the development management process. There is a theoretical possibility that if implemented in one or more particular ways, the proposal could possibly have a significant effect on a European site.
C7	Any other options, policies or proposals that would be vulnerable to failure under the Habitats Regulations at project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning.'
C8	Any other proposal that may have an adverse effect on a European site, which might try to pass the tests of the Habitats Regulations at project assessment stage by arguing that the plan provides the imperative reasons of overriding public interest to justify its consent despite a negative assessment.
Category D: Likely Significant effect in combination	
D1	The option, policy or proposal alone would not be likely to have significant effects but if its effects are combined with the effects of other policies or proposals provided for or coordinated by the Joint Local Plan the cumulative effects would be likely to be significant.
D2	Options, policies or proposals that alone would not be likely to have significant effects but if their effects are combined with the effects of other plans or projects , and possibly the effects of other developments provided for in Our Plan as well, the combined effects would be likely to be significant.
D3	Options or proposals that are, or could be, part of a programme or sequence of development delivered over a period, where the implementation of the early stages would not have a significant effect on European sites, but which would dictate the nature, scale, duration, location, timing of the whole project, the later stages of which could have an adverse effect on such sites.

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3.0. Highampton Neighbourhood Plan screening

Table 1: HRA Screening

Policy/ Proposal	Category (A,B,C,D)	Reason for category (unless clear)	Potential impacts on European sites	European sites affected	Mitigation required
Policy HNPH1	B	Housing allocation	Recreational pressures	Dartmoor SAC	None given scale and physical distance from the SAC
Policy HNPH1	B	Housing Allocation	Physical and ecological impacts	Culm Grasslands	None given scale and physical distance from the SAC

3.2. HRA CONCLUSION AND SCREENING OPINION

It is considered that due to geographical separation of Highampton from European Sites and accordingly the absence of impact pathways, and against a backdrop of a limited amount of development proposed, the Highampton Neighbourhood Plan will not have any likelihood of significant effect on a European site alone or in-combination with other development and that therefore further assessment under the Habitats Regulations is not required.

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Appendix 12 HNPG Response to Mr Graham Lawrence's Response to Mr David Stuart of English Heritage.

During the Regulation 14 consultation English Heritage raised some concerns as to the extent of the heritage investigations undertaken by HNPG in determining the Highampton Neighbourhood Plan's site allocations (See Addendum 6, Appendix 10). It was suggested that the County Archaeologist and the District Council's Heritage Officer be asked to comment and validate the allocations, and that this would be sufficient. The HNPG duly asked both officers to respond. A Mr Bill Horner the County Archaeologist, and Mr Graham Lawrence the WDBC Heritage Officer. Mr Horner replied: (see Addendum 9, Appendix 10).

HNPG took Mr Horner's response as a validation of the Highampton Neighbour Plan.

Unfortunately, Mr Lawrence chose not to respond to our request for his observations, and HNPG took this to be he was broadly content with the plan.

This was agreed by WDBC, as they progressed, on this basis, to their Regulation 15 consultation.

Arising from the Regulation 15 consultation undertaken by WDBC, Historic England raised similar queries in an email dated 24 April 2020, see the SEA/HRA report issued by WDBC at Appendix 11.

This response was forwarded to HNPG by WDBC on the 27 April, for our consideration. We immediately asked WDBC to help, by getting the WDBC Conservation Officer to respond as again suggested by Historic England. Even though HNPG had asked for Mr Graham Lawrence to respond at the Regulation 14 stage with no response. HNPG however, felt it was an appropriate way forward to request assistance again.

Mr Lawrence did respond this time on the 30 April 2020, see SEA/HRA report issued by WDBC at Appendix 11.

HNPG considered Mr Lawrence's response in detail and came to the following conclusions.

Introduction

1. We were somewhat surprised at the content when we received a copy of Mr Graham Lawrence's (Specialist (heritage) Development Manager) response to our enquiry following Historic England's response to WDBC's Regulation 15 consultation. We had solicited Mr Lawrence's input and that from Mr Bill Horner the Devon County Archaeologist at our Regulation 14 review following the same issues raised by Historic England. We received a favourable reply from the

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County Archaeologist (see below). But nothing from Mr Lawrence, at that time, which we naturally took to indicate passive agreement our plans are acceptable from a WDBC historical viewpoint.

2. This late in the process to receive such a detailed response from Mr Lawrence , which should have occurred much earlier at the appropriate Regulation 14 time, and so be more easily handled, caused our surprise. It would appear to demonstrate an inability to deal with valid Neighbourhood Plan requests for comment by the Development Management of WDBC in a timely and appropriate manner.
3. However, we have reviewed in detail his comments and have determined the following responses.

HNPG Response

4. Dealing with Mr Lawrence’s paragraph 1 and 2 comments from his initial response on the 30 April 2020:
 - a. The parish may not have many designated heritage assets but it is important that non-designated heritage assets are well represented. I appreciate that some are mentioned and identified (Heritage Plan A) but only in the development boundary. I would encourage a wider net across the parish, based on the guidance set out in the JLP Supplementary Planning Document (p101) - <https://www.plymouth.gov.uk/sites/default/files/JLPSPD2019Reduced.pdf>
 - b. The History section references old paths and such features can be viewed as non-designated heritage assets. Historic field patterns and enclosures can also be usefully identified as of value, even if only in a generic way.
5. HNPG’s considered response:
 - a. After extensive enquiries HNPG are not aware of any other heritage assets in the parish, other than those listed in the plan. HNPG does not have the resources nor expertise to identify and perform a full survey of all other “potential” heritage assets in the whole parish.
 - b. We believe, given the expertise required and available at the District Council level, that it is more appropriate for this task to be performed by WDBC but understand that WDBC do not have the resources to undertake such a wide-ranging review at this or any foreseeable time.
 - c. We also believe that while these in-depth heritage surveys have merit, it was not the Government’s intention when legislating for Neighbourhood Plans that the community planning process should be the vehicle to undertake them. Nothing in the legislation indicates that this is an appropriate activity for Neighbourhood Planning Groups to undertake other than to the depth we

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already have.

- d. Moreover we understand from the WDBC Head of Planning that any developer of the site will have to undertake such a survey, as it relates to development in the Parish, so it would be an unnecessary duplication of that work.

6. HNPG agree to make the changes Mr Lawrence's suggestion in paragraph 3:

- a. The wording of HNPHE1 could echo that of the NPPF and JLP more closely by stating 'harm' rather than 'damage'.

and HNPG have amended the Neighbourhood Plan accordingly.

7. In relation to the suggestion Mr Lawrence makes at his paragraph 4:

- a. I suggest HNPHE1 and 4 could be strengthened to emphasise what contributes to positive local character.

8. There is no HNPHE 4 but we assume Mr Lawrence meant HNPHE4. We have asked for clarification but have not received any.

9. Furthermore, HNPG requested clarification as to what "could be strengthened to emphasise what contributes to positive local character". Also having received no response HNPG consider the current wording more than adequate to show the plan's commitment to emphasising its wholehearted commitment to supporting the heritage of the parish.

10. The primary concern of Historic England centred on the proposed development site in Policy HNPHE1, identified as HNP HS1. The suggested remedy, as they also indicated in their Regulation 14 consultation, was getting confirmation from the County Archaeologist and WDBC's Heritage Officer. As English Heritage wrote in their Regulation 14 Response:

- a. "An acceptable form of evidence would be to secure in writing confirmation from the Borough Council's historic environment team, and possibly also the County Archaeologist, that the site can be allocated as proposed without causing harm to the significance of heritage assets."

11. We take from this that English Heritage's concern centre on the possible harm to heritage assets if the allocated site be developed. Not a wide-ranging study of all the possible heritage assets in the Parish, as mentioned by Mr Lawrence.

12. As indicated above, despite being requested, Mr Lawrence did not respond but Mr Horner, County Archaeologist, did stating:

- a. "I have checked allocation area HS1 against the Devon County Historic Environment Record and have also undertaken an appraisal of the site against the historic mapping, aerial photos and LiDAR data that we hold. I

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have not identified any significant archaeological constraints to development in this location.

The LiDAR suggests that there may be a low linear earthwork feature running approximately east-west across the field. This is not recorded on any of the historic mapping from the 19th or early 20th century. However, aerial photos from c. 1947 do appear to show some form of east-west agricultural activity, overlying a freshly grubbed-out north-south field boundary. The latter is depicted on the historic mapping. This all suggests historical agricultural activity of local significance that does not represent an in-principle constraint in terms of the National Planning Policy Framework or the Plymouth and South West Devon Joint Local Plan. Should a planning application come forward then I may recommend a limited programme of investigation to confirm, or otherwise, the existence and nature of the earthwork.

I hope that this is of assistance. I will be happy to discuss my comments further if needed.”!

13. HNPG took Mr Horner’s response as a validation of the Highampton Neighbour Plan and the allocated site.
14. Mr Lawrence has however responded to Historic England’s Regulation 15 comments and said:
 - a. “The proposed development site HS1 on Church Road does not present any likelihood of harm to the setting of heritage assets. It is a location that has potential to connect the slightly dislocated development pattern that exists at present.”
15. This we believe meets Historic England’s concerns as to not “causing harm to the significance of heritage assets” in allocating the site and vindicates both our site allocation and process.
16. Mr Lawrence also comments:
 - a. “Development of the later 20th century and some more recent additions have had a more suburban character which does not complement the local vernacular. I would suggest that the requirement for a Development Brief have more ambition than to ‘maximise its contribution to the needs of the community.’ Whilst there are off-site benefits which may be in mind, it is important that site specific benefits, such as undergrounding of overhead cables are emphasised.”
17. We agree that recent development, (approved by the WDBC Planning Department in all instances), has led to the less rural character and HNPG is trying to remedy this planning failure. He clearly does not understand the

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concept of the site maximizing its contribution to the needs of the community which aims to achieve the maximum number of dwellings using the minimum amount of land and hence disruption to the historically rural nature of Highampton. The undergrounding of overhead cables, desirable as this may be, would place an additional financial cost on the development which could impact its viability

18. Mr Lawrence further comments:

- a. “The form and layout of development ought to reflect the linear form of the settlement and incorporate enclosures that complement the rural location and meet the aims of sustainable development including biodiversity. This means, for example, that stone banks and hedgerows should be strongly favoured over fences.”

19. The historic form of Highampton circa pre-1970 was of a distributed hamlet of isolated dwellings dating back in some instances to the sixteenth century. Since that time WDBC and its forebears have approved and sanctioned modern ribbon development along the three roads of Highampton to produce what Mr Lawrence calls “the linear form of the settlement”. Not in any way is this a historic form but an opportunistic series of speculative “ribbon” developments with no thought to the creation of a village architecture proper.

20. We cannot see how we can reflect this modern “linear form of the settlement” and still achieve the minimum number of dwellings required. Stone banks and hedgerows could be incorporated on existing boundary lines and between the new dwellings and the public open space. Between individual dwellings, fencing is the only option given the density of development. There are several recent developments agreed by WDBC Planning Department, that have not been linear in form and certainly do not reflect the historic form of the area.

21. Mr Lawrence finally comments:

- a. A well-meaning phrase like ‘A single vehicular access from Church Road to serve the whole development.’ (HNPH1) could encourage the use of a cul-de-sac type layout which would be wholly inappropriate to the grain of the village. The desire to preserve the hedgerow is positive and welcome, but a single access point is unduly restrictive of design options.

22. Clearly, we disagree. A single access point will allow for the retention and enhancement of most of the existing historic hedgerow to Church Road. Multiple points of access, with their sight line requirements, will be detrimental to achieving the required development density and result in a significant loss of the existing historic Devon bank hedgerow.

23. The development to the north of the site in Church Road, agreed by WDBC Planning Department, is a clear example of the destruction of the historic Devon

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bank hedgerow we seek to avoid. At this location, an existing historic hedgerow/stone bank has been demolished in four places all but obliterating it from the street scene.

24. To proceed as suggested would introduce a further suburban character to our rural village. We strongly disagree that a cul-de-sac development is inappropriate. It allows for a maximum number of dwellings, including potential for affordable homes, while retaining a perception of a rural environment along Church Road. This approach has been taken most notably in the village at the Canna Park cul-de-sac, a relatively recent development agreed by WDBC Planning Department. HNPG strongly believe, a new cul-de-sac, enabling the development of affordable houses, would not be new or out of keeping with the current village ambience.

Conclusions

25. The Highampton Neighbourhood Plan has been put forward after intense thought and discussion. It is designed primarily to meet the needs and desires of the community of the Parish of Highampton within the JLP. We have thoroughly reviewed Mr Lawrence's suggestions and found them, in the most part, ill-founded and based on a superficial observation of modern ribbon development permitted by the WDBC and its forebears.
26. Rather than seeking to restore some of the historic form of the area he appears to be suggesting a repeat of the ribbon developments recently permitted by WDBC and its forebears.
27. Judging by the developments and plans approved by WDBC and its forebears over the past sixty years they have dismally failed against the suggestions made by Mr Lawrence. They have signally failed to preserve the truly historic form of the area and not achieved a proper village ambience which we are seeking to remedy.
28. We are where we are, and we need to plan for the future in the context of the village as it is and try to infuse a more village ambience which we have set out to do. We believe and are given to understand from other parts of WDBC Planning Department, that the Highampton Neighbourhood Plan meets and delivers the objectives of the area's Joint Local Plan. As such we feel our proposals are not only better than those suggested by Mr Lawrence but are the best way to meet the aspirations of the Joint Local Plan, heritage conservations and the needs of the local community to deliver sustainable development, while retaining the rural nature of the village and parish.
29. It seems to Highampton Neighbourhood Planning Group, Mr Lawrence's suggestions are very much a "do as I say not as I do" farrago of ill-considered and confused thinking.

Highampton Neighbourhood Plan

Version 8.1

Date: 24th June 2020

30. Mr Lawrence has never called the Chairman nor Project Leader of the HNPG group to attempt to clarify the issues at any time. This unhelpful attitude has been in stark contrast to all the all the other WDBC officers who have been very helpful and provided excellent support throughout the Neighbourhood Planning process.