
From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:03
To: Post Room; Geoffrey Duggan
Subject: FW: South Huish NP: Regulation 16 Consultaion
Attachments: Despatch Cover Letter - Patrick Whymer - 23 Mar 2020.pdf; 3240806 appeal decision.pdf

Importance: High

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

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: Duncan Smith
Sent: 27 April 2020 12:03
To: Sarah Packham ; SW-Neighbourhood Planning
Subject: South Huish NP: Regulation 16 Consultaion
Importance: High

Sarah....Can you add this to the Regulation 16 consultation response. It needs to be sent to the Examiner along with them....Thanks...Duncan

From: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Sent: 25 March 2020 12:46
To: SW-Development Management <SW-DevelopmentManagement@southhams.gov.uk>; SH-All Members <SH-AllMembers@southhams.gov.uk>; South Huish Parish Clerk <clerk.southhuishpc@gmail.com>
Cc: JLP Team <JLPTeam@swdevon.gov.uk>; Strategic Planning <Strategic.Planning@swdevon.gov.uk>; Communications <Communications@swdevon.gov.uk>; Gina Ashworth <Gina.Ashworth@swdevon.gov.uk>
Subject: FW: Planning Inspectorate APP/K1128/W/19/3240806: The Holt, Bolberry Road, TQ7 3HT
Importance: High

Appeal decision for you information, 4152/18/FUL - Dismissed

Case Management Team – Development Management
South Hams District Council | West Devon Borough Council
Email: dm@swdevon.gov.uk
Tel: 01803 861234



From: Development Management (South Hams & West Devon)

Sent: 24 March 2020 16:26

To: Richard Nicholson <Richard.Nicholson@swdevon.gov.uk>

Subject: FW: Planning Inspectorate APP/K1128/W/19/3240806: The Holt, Bolberry Road, TQ7 3HT

From: noreply (outbound only) <noreply@planninginspectorate.gov.uk>

Sent: 23 March 2020 10:05

To: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>

Subject: Planning Inspectorate APP/K1128/W/19/3240806: The Holt, Bolberry Road, TQ7 3HT

The Planning Inspectorate (England)

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)

Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>

Twitter: [@PINSgov](https://twitter.com/PINSgov)

This communication does not constitute legal advice.

Please view our [Information Charter](#) before sending information to the Planning Inspectorate.



**The Planning
Inspectorate**

3D Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5634
Customer Services:
0303 444 5000

Email:
west1@planninginspectorate.gov.uk

www.gov.uk/planning-inspectorate

Mr Patrick Whymer
South Hams District Council
Follaton House
Plymouth Rd
Totnes
Devon
TQ9 5NE

Your Ref: 4152/18/FUL
Our Ref: APP/K1128/W/19/3240806

23 March 2020

Dear Mr Whymer,

Town and Country Planning Act 1990
Appeal by Mr & Mrs Trevor and Pauline Rendle
Site Address: The Holt, Bolberry Road, Hope Cove, KINGSBRIDGE, TQ7 3HT

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

Thank you in advance for taking the time to provide us with valuable feedback.

Yours sincerely,

Pauline Dun

Pauline Dun

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>



Appeal Decision

Site visit made on 18 February 2020

by M Allen BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 23 March 2020

Appeal Ref: APP/K1128/W/19/3240806

Extended garden of The Holt, Bolberry Road, Hope Cove TQ7 3HT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Trevor and Mrs Pauline Rendle against the decision of South Hams District Council.
 - The application Ref 4152/18/FUL, dated 14 December 2018, was refused by notice dated 25 July 2019.
 - The development proposed is 3 dwelling houses within the trees.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues raised in this case are:
 - 1) whether the proposal is justified at this location, having regard to local policy restricting development in the undeveloped coast,
 - 2) the effect of the proposal on the character and appearance of the area, bearing in mind the sites location near to the Inner Hope Conservation Area and Grade II listed buildings, as well as within the South Devon Area of Outstanding Natural Beauty,
 - 3) whether the proposal meets an identified local need,
 - 4) whether occupiers would experience adequate living conditions in respect of internal living space and private outdoor space,
 - 5) the effect of the proposal on the living conditions of the occupiers of the properties of Mallards and Homelands, with particular regard to overlooking, and
 - 6) the effect of the proposal on protected trees.

Reasons

Location

3. The site lies within an area designated as Undeveloped Coast, where policy DEV24 of the Plymouth and South West Devon Joint Local Plan (adopted March 2019) (the JLP) sets out the circumstances where development will be permitted. The policy seeks to protect this area from any detrimental effect on

its undeveloped and unspoilt character. The proposed development has not been substantiated as one which requires a coastal location and there is no demonstration that the development of three additional dwellings cannot be reasonably located outside of the designated area. Thus, the scheme would not accord with policy DEV24.

4. Policy TTV1 of the JLP sets out the Council's strategy for the distribution of housing. The Council state Hope Cove is not identified as a Main Town, Smaller Town, Key Village or Sustainable Village within this policy, but sits within the Smaller Villages, Hamlets and the Countryside category. The explanation to the policy further acknowledges that the JLP does not define settlement boundaries. As such, in order to determine the appropriate policy requirements, a judgement is required as to whether a site lies within or outside of a built-up area.
5. I observed that the site comprises an extended area of land associated with an existing dwelling. However, the site was devoid of any significant development, there being only a number of minor structures, and had a considerably vegetated appearance. Whilst there were some existing dwellings nearby, the site shared little affinity with these and visually appeared distinct from the preponderance of dwellings located further to the north. Consequently, in my view, the site does not lie within a built-up area and thus lies within the countryside.
6. In light of this, policy TTV1 permits development where it supports the principles of sustainable development and sustainable communities, including as provided for in policies TTV26 and TTV27. The first limb of policy TTV26 states that isolated development in the countryside will be avoided and only permitted in exceptional circumstances. The Council accept given the proximity of other dwellings that the proposal does not comprise isolated development and I have no reason to disagree with this stance. Accordingly, I find no conflict with this limb of the policy. The second limb sets out criteria which development proposals should achieve, where appropriate. In respect of these criteria, I find nothing that would weigh against the specifics of the proposed development that is before me. Thus, I find that the scheme would not offend policy TTV26.
7. Policy TTV27 permits residential development on sites in proximity to an existing settlement where for affordable housing for local people. It is also required that such schemes are managed such that they continue to meet identified needs in the future. There is no evidence before me to show that the scheme is proposed as affordable housing, nor in any event any mechanism to ensure it would remain as affordable housing in the future. The scheme therefore conflicts with this policy.
8. Whilst I find that there would be no conflict with the policy relating to development in the countryside, this does not outweigh that the proposal would be contrary to policies DEV24 and TTV27 of the JLP. Accordingly, the proposal is not justified at this location, having regard to local policy restricting development in the undeveloped coast.

Character and appearance

9. The appeal site comprises a wooded area adjacent to the built-up area of the settlement of Hope Cove. Whilst not an open countryside location, the site

shares a greater affinity with the surrounding countryside than with the nearby built development. The site also lies within the undeveloped coast, where policy DEV24 seeks to protect the undeveloped character. In this light, the introduction of new built development to the site, notwithstanding that it would be positioned amongst the existing trees, would diminish the undeveloped nature of the area and the presence of the buildings would degrade the appearance of the site as a natural space within the undeveloped coast.

10. In terms of the height of the proposed dwellings, I note that they would appear taller than many of the trees within the site and as such it is likely that the roof terraces, as a minimum, would be visible above the canopy. I note the steep topography of the site, as well as that the land to the south continues to rise in level. However, the buildings would break through the tree canopy. Whilst the buildings would not be visible above the crest of the hill, nor would they break the skyline, they would be visible as additional built features within the landscape, protruding above the trees within the site. In this respect, their appearance would be at odds with character of the area.
11. I note there is also concern raised by the Council in respect of the effect of additional lighting at an elevated position, where it is considered that this would increase the visual prominence of each dwelling. Whilst there are existing properties near to the site which occupy an elevated position above many of the dwellings in the wider locality, as well as other hillside properties in the area, the appearance of additional lighting, likely particularly from the roof terraces, would in my view be unduly prominent given the height of the buildings.
12. I acknowledge that the site is located within the South Devon Area of Outstanding Natural Beauty (the AONB), where the special qualities of the AONB should be conserved and enhanced, particularly the distinctive character of the AONB, as well as views into, within and out of it. At this location within the AONB, a key characteristic of the area is that it is undeveloped. The scheme would introduce new buildings into an area valued for its lack of development. In this respect, I consider that it would have a harmful effect on the special qualities of the AONB, thereby not preserving or enhancing them.
13. Turning to the detailed design of the buildings themselves, the appeal scheme proposes the erection of three dwellings which have been designed as cylindrical towers, which would extend to three storeys in height and include rooftop terraces. The site is located to the south of the main form of the settlement and in an area where there is considerable variety in the design, scale and form of buildings. This departs from the more consistent built form that is present further to the north, around the core of the settlement. In addition, the density of development within the immediate vicinity of the site appeared to be lower than that of the development further to the north.
14. There is no denying that the design and form of the proposed dwellings depart from the prevailing use of rendered elevations under pitched roofs and in this respect, the development would share little visual affinity with the existing built form in the area. However, the site itself sits outside of the built-up area of the settlement and thus currently shares little affinity with it. Within this context, I find that the use of an atypical design idiom would be an acceptable design response.

15. The towers would utilise a bronze mesh for the cladding of the buildings, as well as cladded shutters to windows and doors. As such, when the openings are closed, there would be a coherent outer skin to the buildings. Whilst this use of external materials would not be typical of other dwellings within the area, it would ensure that the materials would not be a stark contrast to the muted colour tones of the surrounding wooded area. Additionally, the materials would over time become tempered.
16. The site is located near to, but outside of, the Inner Hope Conservation Area (the CA). The significance of the CA appears to derive in part to it being a small area, confined to a tight-knit collection of buildings at a lower level than the appeal site, many of which were traditional in their proportions and scale, with the inclusion of thatched roofs. Many of these buildings comprise listed buildings. The change in levels between the CA, the listed buildings and the appeal site, coupled with the presence of intervening vegetation and buildings, means that there is little visual linkage between the heritage assets and the appeal site. The hillside of which the appeal site forms part of, comprises part of the broader setting of these designated heritage assets. However, the proposed development, given the visual separation and severance provided by the difference in levels, would not have an adverse effect on the setting, or significance, of the CA or the listed buildings.
17. Accordingly, whilst I find that the buildings themselves would be well-designed and that there would be no harm to the setting of the Inner Hope Conservation Area and Grade II listed buildings, I do find that the scheme would be harmful to the character and appearance of the undeveloped coastal area, as well as the South Devon Area of Outstanding Natural Beauty. The scheme therefore conflicts with policies DEV20, DEV23, DEV24 and DEV25 of the JLP.
18. Together, and amongst other things these policies seek to ensure development contributes positively to landscape, to ensure development avoids significant and adverse landscape impacts, to prevent a detrimental effect on the character or appearance of the undeveloped coast and to ensure that the AONB is protected from damaging or inappropriate development.

Local need

19. Policy DEV8 of the JLP sets out that a mix of housing sizes, types and tenures will be sought in new development, as supported by local housing evidence. This is to ensure that a range of housing is provided for existing and future residents. The Council highlight that within the parish currently almost half of properties are 3-bed properties, and over half are detached. The Council also assert that over half of the housing stock within the parish is under-occupied by having at least two surplus bedrooms. To my mind, this shows that the existing housing stock within the parish area is not meeting the needs of local residents and I agree that to permit further three bedroomed properties would further imbalance the housing stock within the area.
20. I acknowledge that the intention of the scheme is to provide two properties for children of the appellant, as well as one for the scheme architect. The Council are content that these parties have strong demonstrable links to the village and the parish. However, there is no evidence before me to show that these potential occupiers are in need of housing and as such, I cannot be satisfied that any existing housing need would be met. I am also conscious that there is

no mechanism to control that these parties would indeed occupy the properties and as such, they could be occupied by any individual.

21. I note that the appellant offers that the dwellings be secured as 'Principal Residences'. However, this appears to be on the basis of a policy in the Neighbourhood Plan of a neighbouring district and not that within which the appeal site lies. As such, there is no policy basis for seeking such a restriction. In any event, this would not to my mind have the effect of the proposal meeting any local need. Furthermore, there is no completed obligation before me in this respect. As such, this has had little bearing on my decision.
22. I therefore find that it has not been demonstrated that the proposal would meet a locally arising need and that the development would further imbalance the housing stock of the area, contrary to policy DEV8.

Living conditions - occupiers

23. The private external space for the benefit of occupiers would be confined to the roof terraces provided atop the dwellings. The appellant highlights that the terraces would extend to approximately 25 square metres (sqm), which it is contended would be equivalent to a courtyard or balcony. I have not been provided with any definitive standard for the provision of outdoor space and so I must make a judgement on the suitability of the proposed provision. Whilst the space would allow for sitting out, it would allow for little else. It would be a constrained area which, given that it would serve a three bedroomed dwelling, would not in my view provide for adequate living conditions for occupiers. I acknowledge that the dwellings would be located within a wooded area, which would provide some additional outdoor space for occupiers, however the quality of the space would be limited due to the dense tree cover. Furthermore, the surrounding wooded area would not provide any privacy due to views into the site from outside of it, albeit predominantly from a private road serving nearby dwellings.
24. Policy DEV10 of the JLP requires that new dwellings will be required to meet the Nationally Described Space Standards (the NDSS) in terms of internal floorspace. These standards require that a dwelling with two or more bedspaces has at least one double bedroom and that the double bedroom has a floor area of at least 11.5 sqm. The details submitted with the planning application showed that none of the bedrooms provided would exceed 8 sqm. However, the appellant highlights that during the course of the consideration of the planning application that amended details were provided which showed the increase in size of the ground floor bedroom to exceed the 11 sqm requirements. Subject to these amended details, the proposals would comply with the NDSS and as such would provide an acceptable level of internal floorspace.
25. Whilst I have found that the proposals would provide sufficient internal floorspace, there would be insufficient private outdoor space provided for occupiers. Consequently, the scheme would not provide adequate living conditions for future occupiers of the units and it would therefore conflict with policies DEV1, DEV2 and DEV10 of the JLP, insofar as these policies seek to ensure that development safeguards amenity for new residents, that development does not result in harm to living conditions and that sufficient external amenity space is provided.

Living conditions - neighbours

26. To the west of the appeal site lies an existing dwelling, Mallards. Dwelling number two would be located at the western extremity of the site and near to the vehicular access to Mallards. I observed that there was an outdoor seating area adjacent to the existing dwelling which, given its location, would be likely to be clearly visible from dwelling number two, particularly given the height which the proposed dwelling would reach. I find it likely, given the height of the proposed building together with the increased ground level, that there would be views from windows which would face this outdoor seating area, as well as from the roof terrace, where there would likely be uninterrupted views down onto this outdoor area. Similarly, from dwelling number one there would be views to the north, from an elevated position over what appears to be the outside garden area associated with the property of Homelands.
27. I acknowledge comments that the separation distances would ensure that there would be no unacceptable overlooking. However, given that the proposed dwellings would sit significantly above the existing properties, I consider that the separation distances would be insufficient to prevent a significant adverse effect on the living conditions of the occupiers of the existing properties, through overlooking. I am also aware that the trees would provide some level of screening of views, however this would be limited due to the height of the proposed properties.
28. Thus, I find that the proposed development would result in an unacceptable effect on the living conditions of the occupiers of the properties of Mallards and Homelands, in regard to overlooking. Accordingly, the proposals would conflict with policies DEV1 and DEV2 of the JLP, insofar as these policies seek to ensure that development safeguards the privacy of existing residents and that development does not result in harm to living conditions.

Trees

29. The appeal site is covered by a Woodland Tree Preservation Order, which serves to protect all species of trees within the area. The site has a distinctly sylvan character, defined by the presence of the trees within the site. The trees provide an attractive and valuable separation between the dwellings to the north of the site and the property 'The Holt'. As a consequence, the trees are an agreeable feature of the area and contribute positively to the character and appearance of the locality.
30. The proposed dwellings would be sited so as they would be located within existing gaps within the trees, thereby negating the need to remove any trees in order to accommodate the development. However, there would still be trees in close proximity to the dwellings, which would be likely to grow towards the buildings, notwithstanding the slower rate of branch growth at this coastal location. This would inevitably lead to an increased sense of enclosure and potentially branches becoming too close to the dwellings. As a result, there could in the future be pressure to prune, lop, or possibly remove the trees, which may be difficult for the Council to resist. The reduction of the trees or their loss would diminish to an unacceptable degree, or remove, the positive contribution that they make to the area. The inclusion of any additional planting would do little to ameliorate the impact of lopping or removal.

31. Whilst I appreciate that the scheme is likely to appeal to individuals seeking a property within a wooded environment, it cannot be guaranteed that this attraction would endure throughout an individuals' occupation or for all occupiers in the future.
32. The proposed dwellings would sit above ground level and be constructed utilising piled foundations. This would allow the position of the piles to take account of the roots of the trees and would result in as little intervention with, and effect on, the roots as possible. As such, I find that the construction work would not be likely to have a detrimental effect on the health of the trees.
33. Notwithstanding the lack of harm that would arise from the physical works, given the significant contribution that the protected trees make, the potential future pressure for a reduction in their branches or their removal would have a considerable adverse effect on both the character and the appearance of the area. This would be contrary to policy DEV28 of the JLP, insofar as it seeks to prevent the loss of deterioration of the quality of protected trees.

Other Matters

34. There is reference within the documents to the presence of a previously granted planning permission on the site for a greater number of dwellings. The Council accept that this permission is extant. However, there are no details available in regard to the details of how the remainder of the site could be developed and it is likely that approval of the details of the dwellings, should they be constructed, would be required prior to the permission being capable of being implemented further. As such, I find that the presence of the previous permission is not a matter that is sufficient to outweigh the harm that I have identified above.
35. I acknowledge that the National Planning Policy Framework advises that great weight should be given to the demonstration of innovative design within schemes. I also note that the proposal would add additional housing stock to the area, which could contribute to the vitality of the settlement. However, I do not consider these matters to be of sufficient weight to warrant allowing the appeal.

Conclusion

36. Accordingly, for the reasons given above and having regard to all matters raised, I conclude that the appeal should be dismissed.

Martin Allen

INSPECTOR

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:03
To: Post Room; Geoffrey Duggan
Subject: FW: South Huish Neighbourhood Plan Proposal - Draft review

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: BARR Sarah-Jane 56305
Sent: 27 April 2020 09:17
To: SW-Neighbourhood Planning
Subject: South Huish Neighbourhood Plan Proposal - Draft review

Good morning,

Re: South Huish Neighbourhood Plan Proposal: Regulation 16 Consultation

Thank you for requesting a review of the South Huish Draft Neighbourhood Plan.

I would like to advise that I have no further comment to make but would like to express sincere thanks, once again, on behalf of Devon and Cornwall Police to the level of reference to Crime Prevention through Environmental Design (CPTED) and Secured by Design in the plan. Also the required parking standards under Policy SH T2: Car Parking for new residential development is much supported.

Please do not hesitate to contact me if I can assist further, as I would be happy to oblige.

Thank you

Kind regards

Sarah-Jane

Sarah-Jane Barr
Police Designing out Crime Officer - South Hams, West Devon, Torbay & Dartmoor National Park
Totnes Police Station
Ashburton Road
Totnes
Devon
TQ95JY

Email SarahJane.BARR@devonandcornwall.pnn.police.uk

Mobile 07595006850 (Mon-Fri 7:30am-3.30pm)

Mobex 871082

Prevention Department Devon & Cornwall Police

This e-mail is intended for the named recipient(s) only and may contain privileged information, which is protected in law. If you have received this e-mail in error, please contact the sender to advise them and delete this e-mail. Unauthorised use, disclosure, copying or distribution is prohibited.

E-mail should not be regarded as a secure means of communication, we take all reasonable steps to ensure that e-mails are protected from malware, but cannot accept liability for any loss or damage, howsoever arising, as a result of their transmission to the recipients' computer or network.

For more information, or to contact us, please visit us at www.devon-cornwall.police.uk or www.dorset.police.uk or e-mail 101@devonandcornwall.pnn.police.uk or 101@dorset.pnn.police.uk

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:04
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish NDP

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

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: ilovesweetpea@talktalk.net
Sent: 24 April 2020 09:08
To: SW-Neighbourhood Planning
Subject: South Huish NDP

Dear Sir/Madam,

In addition to our email regarding the omittance of some important LHAs and LGSs, please see below a list of some of the nominated assets within Inner Hope Cove;

LHAs:

Wash House
Coastguard Cottages
The Old Guard
Rocket House
Methodist Chapel
Fishermen's Reading Room
St Clements Church
Pigeon Post
Garden Cottage

LGSs:

Streamside East and West
Land adjacent to Methodist Chapel (known locally as the Chapel Garden)

Also for reconsideration:

LIVs:

New Road by West View (panoramic view looking due west from public seats).
V3 should also include 'looking west' as there is a substantial view of the coast.

Thank you,
Yours faithfully,
E K Smart & R G Stevenson

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:04
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish Neighbourhood Planning: Regulation 16 Consultation

Follow Up Flag: Follow up
Flag Status: Flagged

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

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: Marrina Neophytou
Sent: 23 April 2020 15:49
To: SW-Neighbourhood Planning
Cc: Susan Watts
Subject: South Huish Neighbourhood Planning: Regulation 16 Consultation

Good Morning Sir/Madam.

Thank you very much for your email regarding the consultation for South Huish Neighbourhood Plan. Overall we are very pleased with the plan and great to see it has incorporated the majority of our advice.

The Historic Environment Team has taken a look at the updated plan and have added a few minor points for you to consider.

1.1 Insert comma after hills rather than use 'and' twice - rolling hills **and** peaceful countryside **and** picturesque Villages. Change Pre-Historic to prehistoric, it is not capitalised, it is a generic period unlike Bronze Age, Iron Age etc. 'Evolved' appears to be a different text style.

5.2.1 13th C and 19th C suggest change to 13th and 19th century

5.2.2 Suggest, 'Local government boundary changes of 1974 resulted in a larger parish, with the addition of part of the south-western corner of Malborough parish and the Bolt Tail promontory'.

5.2.3 The final sentence regarding the Hadrianic coin does not sit well here. Suggest a new paragraph; 'The only

evidence for Romano- British activity within the parish comprises a single find of a Hadrianic coin (117-1138 AD).

5.2.4 What evidence is there of the area used for stock farming during the Roman period?

5.2.6 Suggest, 'another, Thornlea is no longer a working farm'.

5.2.8 Is there evidence that the Danes built a level of rock protection from Bolt Tail? First sentence, 'build' should be 'built'

5.2.9 Replace 19th C with '19th century', replace throughout the Plan, 5.2.14&16, 6.7.4 for example.

5.2.10 First sentence is too long. 'One of the most respected buildings in Inner Hope is the Fisherman's Reading Room built in 1908 funded by a bequest from Eleanor Penelope Mary Appleton in memory of her late husband to provide a place of relaxation and learning for the 'Fishermen, Coastguardsmen, Lifeboatmen and Men of Hope'.

5.2.14 The M5 was built in the 1960s and 70s

5.6.1 There are 28 listed buildings (not almost 30).

5.6.2 Suggest reword along the lines of:
In addition to designated heritage assets (listed buildings and scheduled ancient monuments), the parish also has a number of local, non-designated heritage assets. Those that are considered important to the community are included in Plan policy SH HBE 1. However, this is not an exhaustive list. The schedule of both designated and non-designated heritage assets provided by Devon County Council's Historic Environment Team is included as Appendix B20.

Policy SH HBE 1 Non-Designated Heritage Asset
1, 'Not Used'. Is this correct?

As already mentioned, the Plan is a very good example and you have included all the relevant policies regarding the Historic Environment. Our comments are fairly minor and hope are a useful contribution. Please do get back to us if you have any questions.

All the best,

Marrina

Marrina Neophytou
Historic Environment Officer
Historic Environment Team
Planning, Transportation and Environment
Devon County Council
AB3 Lucombe House
County Hall

Topsham Road
Exeter EX2 4QD
marrina.neophytou@devon.gov.uk
01392 382985

Disclaimer: <http://www.devon.gov.uk/email.shtml>

THINK CARBON FOOTPRINT! - Do you really need to print this email? Save Paper - Save Money - Reduce Waste

From: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Sent: 12 March 2020 10:41
Subject: South Huish Neighbourhood Planning: Regulation 16 Consultation

Dear Consultee,

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

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

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

If we do not hear from you before the 27th April 2020 we shall assume you have no comments to make.

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

Many thanks

Neighbourhood Planning
South Hams District and West Devon Borough Councils

Disclaimer

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:04
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish Neighbourhood Planning: Regulation 16 Consultation

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: Developer Services Planning
Sent: 23 April 2020 15:12
To: SW-Neighbourhood Planning
Subject: RE: South Huish Neighbourhood Planning: Regulation 16 Consultation

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

Martyn Dunn Pre-Development Technical Advisor



D: 01392 443702

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

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.



From: SW-Neighbourhood Planning [<mailto:NeighbourhoodPlan@swdevon.gov.uk>]
Sent: 12 March 2020 10:41
Subject: South Huish Neighbourhood Planning: Regulation 16 Consultation
Importance: High

EXTERNAL EMAIL - This email is from an external source.

Dear Consultee,

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

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

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

If we do not hear from you before the 27th April 2020 we shall assume you have no comments to make.

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

Many thanks

Neighbourhood Planning

South Hams District and West Devon Borough Councils

Disclaimer

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

The information and documents sent in this email from a Pennon Group Plc company are sent in confidence and are intended only for the use of the individual or entity named above. Please note that the contents may contain privileged, personal and/or confidential information and are not to be disclosed to any person other than the addressee. If you are not the intended recipient, you are notified that any use, dissemination, distribution or copying of the information and documents contained in this email is strictly prohibited. If you have received this email in error, please return it and any copies immediately without reading any attachment and confirm that immediately upon returning the email, you will delete all copies on your system and network.

If you wish to view our full Privacy Notice, please visit our website. Alternatively, you may request an electronic or paper copy by emailing pressoffice@pennon-group.co.uk.

Pennon Group Plc - Registered in England & Wales (Company No: 02366640)
Registered Office:
Peninsula House
Rydon Lane
Exeter
Devon EX2 7HR

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:05
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish NDP

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: ilovesweetpea@talktalk.net
Sent: 20 April 2020 17:10
To: SW-Neighbourhood Planning
Subject: South Huish NDP

Dear Sir/Madam,

Those responsible for the South Huish Neighbourhood Plan should be commended for their hard work. It is vital that the Plan is processed as soon as possible to protect our villages and we give it our full support. Without detracting from this process, our concern is the exclusion of important Local Heritage Assets and Local Green Spaces within the Inner Hope area. We understand that this is partly due to owners not wishing their property to be cited and that these properties already have protection due to being in or near the Conservation Area and AONB.

However, this status has not stopped unsuitable planning applications being passed and we think that developers may use their properties' exclusion from the NDP as evidence for approval ie that the LHAs and LGAs were not deemed important enough to residents to warrant protection.

We ask that you reconsider these LHAs and LGAs for inclusion, the details of which should be available to you.

Thank you.

Yours faithfully,

E K Smart & R G Stevenson

(Owners of Laggan, Inner Hope TQ7 3HN)

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:05
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish Neighbourhood Planning: Regulation 16 - Natural England ref. 313043
Attachments: 313043 NE Response.pdf
Importance: High

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: SM-NE-Consultations (NE)
Sent: 31 March 2020 12:42
To: SW-Neighbourhood Planning
Subject: South Huish Neighbourhood Planning: Regulation 16 - Natural England ref. 313043
Importance: High

Dear Sir/Madam

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

Kind regards

Jacqui Salt
Natural England
Consultation Service
Hornbeam House
Crewe Business Park
Electra Way,
Crewe
Cheshire, CW1 6GJ

Enquiries line: 0300 060 3900
Email: consultations@naturalengland.org.uk
www.gov.uk/natural-england

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

In an effort to reduce Natural England's carbon footprint, I will, wherever possible, avoid travelling to meetings and attend via audio, video or web conferencing.

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

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

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

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

Sent: 12 March 2020 10:41

Subject: South Huish Neighbourhood Planning: Regulation 16 Consultation

Importance: High

Dear Consultee,

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

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

Please response to this consultation by email to SW-Neighbourhood Planning

<NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 27th April 2020 we shall assume you have no comments to make.

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

Many thanks

Neighbourhood Planning

South Hams District and West Devon Borough Councils

Disclaimer

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

This message has been sent using TLS 1.2 This email and any attachments is intended for the named recipient only. If you have received it in error you have no authority to use, disclose, store or copy any of its contents and you should destroy it and inform the sender. Whilst this email and associated attachments will have been checked for known viruses whilst within the Natural England systems, we can accept no responsibility once it has left our systems. Communications on Natural England systems may be monitored and/or recorded to secure the effective operation of the system and for other lawful purposes.

Date: 31 March 2020
Our ref: 313043
Your ref: South Huish Neighbourhood Plan



South Hams District and West Devon Borough Councils
NeighbourhoodPlan@swdevon.gov.uk

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

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam

South Huish Neighbourhood Planning: Regulation 16 Consultation

Thank you for your consultation on the above dated 12 March 2020

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

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

Natural England does not have any specific comments on the South Huish Neighbourhood Development Plan.

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

Yours faithfully

Jacqui Salt
Consultations Team

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:05
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish neighbourhood plan

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

Working days - Tuesday, Wednesday, Thursday

www.southhams.gov.uk

www.westdevon.gov.uk

-----Original Message-----

From: John Stevenson <surfstrawbs@me.com>
Sent: 18 March 2020 13:41
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: South Huish neighbourhood plan

My comments remain as follows:

The plan's key aims of minimising development and protecting the environment I am strongly supportive of. I believe, however, that there are three key areas that benefit further consideration. Mention is given to both issues regarding traffic and also the provision of improved parking. These are mutually exclusive. With an ever-growing population density in the area, improved parking is synonymous with an increased number of vehicles using the surrounding roads. By restricting the amount of available parking, people are encouraged to employ more environmentally friendly means of transport (car sharing, cycling, walking, etc.). I do, needless to say, entirely support the intention/ requirement for better controls over parking.

My second issue relates to the apparent inconsistency of trying to encourage younger people into the area and at the same time looking to provide more accommodation for older people. Housing will always be market driven and, hence, popular areas will inevitably become dominated by the wealthier generations. Currently, the wealthy demographic are the retired. Hence, it is unsurprising that the average age of the neighbourhood is so high. Noting the number of bungalows, etc. already available, I would suggest that by actively supporting further accommodation for the elderly, the average age of the neighbourhood will only continue to rise.

My final concern, which I appreciate cannot readily be addressed in a Neighbourhood Plan, is that of affordable housing. There is little mention as to how this housing would be funded. Potential development land in the South Hams is at a premium price and building material costs continue to rise. Hence, there is always likely to be a significant trade-off between building "low-cost" housing and maintaining the character of the area. I, personally, am in favour of supporting limited self build by local individuals demonstrating a requirement for housing. Although this is unlikely to be maintained as affordable in perpetuity, it does nevertheless offer a realistic means for young people to own their own homes within the area.

Yours sincerely,
John Stevenson

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:05
To: Geoffrey Duggan; Post Room
Subject: FW: post
Attachments: 4785_001.pdf

Importance: High

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: Development Management (South Hams & West Devon)
Sent: 16 March 2020 13:05
To: SW-Neighbourhood Planning
Subject: FW: post
Importance: High

From: Olga Edwards
Sent: 16 March 2020 12:22
To: Development Management (South Hams & West Devon) <Development.Management@swdevon.gov.uk>
Cc: Jeffrey Penfold <Jeffrey.Penfold@swdevon.gov.uk>
Subject: post

Kind Regards

Olga Edwards | Digital Mail & Print Team Member
South Hams District Council | West Devon Borough Council
Email: olga.edwards@swdevon.gov.uk
Tel: 01803 862214



www.southhams.gov.uk



www.westdevon.gov.uk

From: Canon7280i@swdevon.gov.uk [mailto:Canon7280i@swdevon.gov.uk]

Sent: 16 March 2020 12:19

To: Olga Edwards <Olga.Edwards@swdevon.gov.uk>

Subject: Attached Image

The Holt ,
Bolberry Road,
Hope Cove,
Nr Kingsbridge,
South Devon,
TQ7 3HT

RECEIVED

16 MAR 2020

11/03/2020

The Neighbourhood Planning ,
South Hams District Council,
Follaton House,
Plymouth Road,
Totnes,
TQ9 5NE

Dear Sirs, Re Alteration to the South Huish Neighbourhood Settlement Boundary.

We enclose our response forms which we submitted to the Parish Council for approval

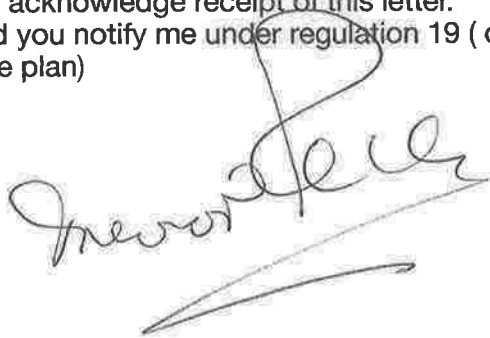
Sadly this approval was not acceptable to them therefore we are submitting them to you for reconsideration at this level.

There is an existing outstanding appeal for an alternative proposal which regardless of the outcome the Settlement Boundary should be moved to include all of The Holt (Re the enclosed letter.)

Please would you acknowledge receipt of this letter.

Also please would you notify me under regulation 19 (of the out come of the independent examination of the plan)

Yours Faithfully,

A handwritten signature in black ink, appearing to read 'Trevor Rendle', with a long horizontal flourish underneath.

Trevor Rendle.

Public Notice



South Huish Parish Council has submitted their plan proposal to South Hams District Council for their designated Neighbourhood Development Plan Area, in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended).

South Hams District Council is consulting residents and other interested stakeholders on the plan proposal for the South Huish Parish Neighbourhood Development Plan Area.

Consultation will run for 6 weeks between Monday 16th March and Monday 27th April 2020.

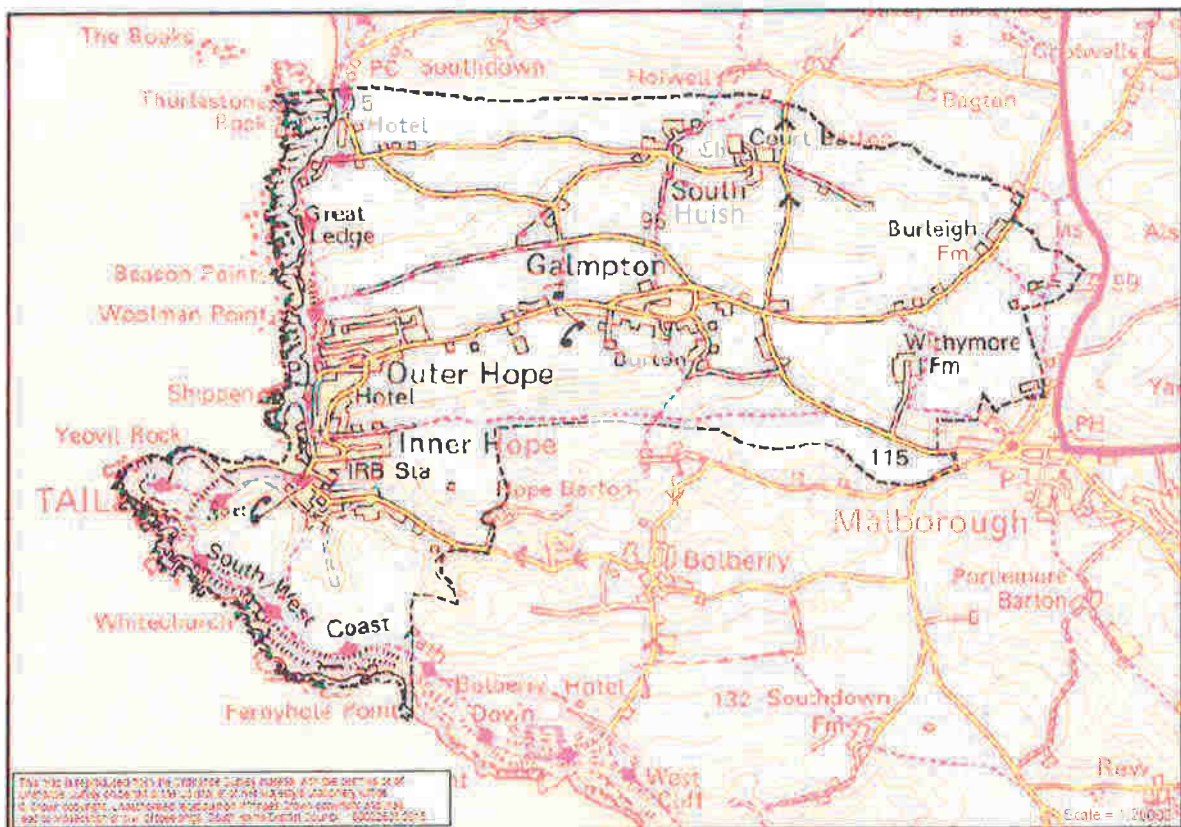
To view the full plan proposal please visit:

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

or if you wish to view a hard copy of the plan contact the Parish Council.

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

Please make any representations to the Council by 27th April 2020.



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

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

South Huish Neighbourhood Plan

Pre-submission South Huish Parish Neighbourhood Plan Public Consultation

18th November 2019 – 5th January 2020

Response Form

Please:

1. Use this form to comment on the Pre-submission South Huish Parish Neighbourhood Plan or find the same form on the www.southhuishpa.org.uk website where you can complete an online version. You may copy this form if additional residents at your address also wish to respond.
2. Fully complete the Personal Details section. Any forms that do not have the Personal Details section fully completed will be logged but not considered. This is as required by central government legislation for this consultation, under Regulation 14.
3. Be assured that all your responses and contact details will be used for the purposes of this consultation only. They will be held securely, in line with the Data Protection Act, and treated in the strictest confidence.
4. Return the hard copy form by post to 169 Cumber Close, Marlborough, TQ7 3DE or hand it in to the Post Office in Hope Cove.

ALL COMMENTS MUST BE RETURNED BY 12 NOON ON MONDAY 6th January 2020

All responses received by the above date will be considered by the South Huish Parish Neighbourhood Plan Steering Group and may be used to amend the South Huish Parish Neighbourhood Plan. A Consultation Statement, including a summary of all comments received and how these were considered, will be made available along with the amended Neighbourhood Plan a copy of which will be available on the South Huish Plan website in due course.

Personal	
Name	Trevor and Pauline Bendle
Address	The Holt, Bolberry Road, Hope Cove, Nr Kingsbridge, S Devon TQ7 3HT
Are you on the Electoral Register?	Yes
Are you a resident, agent, or organisation?	Resident
If responding as an agent: name the client	

Please Circle

Have we identified the important aspects, both of good and bad of living in South Huish parish: Please add any comments you may wish to make at the end of this response form.	<input checked="" type="radio"/> YES	<input type="radio"/> NO
Overall do you support the South Huish Neighbourhood Plan?	<input checked="" type="radio"/> YES	<input type="radio"/> NO

If you would like to comment on a specific policy, please state the policy number and indicate whether you agree or disagree and add your comments / suggested changes as appropriate.

Policy number	Agree or Disagree?	If you disagree what changes would you make?
SH ENV 1	Disagree Page 32	We request the Settlement Boundary to be altered to include all the Garden of The Holt , Inner Hope. Please see amended plan.
SH EB E2	Page 55	There is no mention of using sustainable materials to reduce Co2

Additional Comments: (If referring to a specific text, please quote the page number of the Plan)

Dear South Huish NDP Group,

We would like to refer to David Shepards letter of the 4th June 2019 stating our reasons for the amendment to the Settlement Boundary (copy enclosed)

You may be aware the SHDC refused consent for our proposal , we are appealing this planning refusal and believe irrespective of the outcome the Settlement Boundary should be moved to include "all" of the property known as The Holt (Re the enclosed letter)

In addition it should be recognised beyond your arbitrary red line that we have domestic paraphernalia on the site, Sheds ,Working area's ,Parking, Boat area, Roads going through from end to end, Green house ,Gardens, Lawns with constructed pathways,Walling spread through out the area, with path ways through the Trees. There is fencing on the perimeter and various retaining walls .

Perhaps if you would like to visit "The Holt" I would be pleased to show you around so that you will have first hand knowledge of our reasons for requesting this change to the Settlement Boundary

Kind regards ,

If using additional pages, please write your name at the top of each page and staple together.
Trevor and Pauline Rendle.

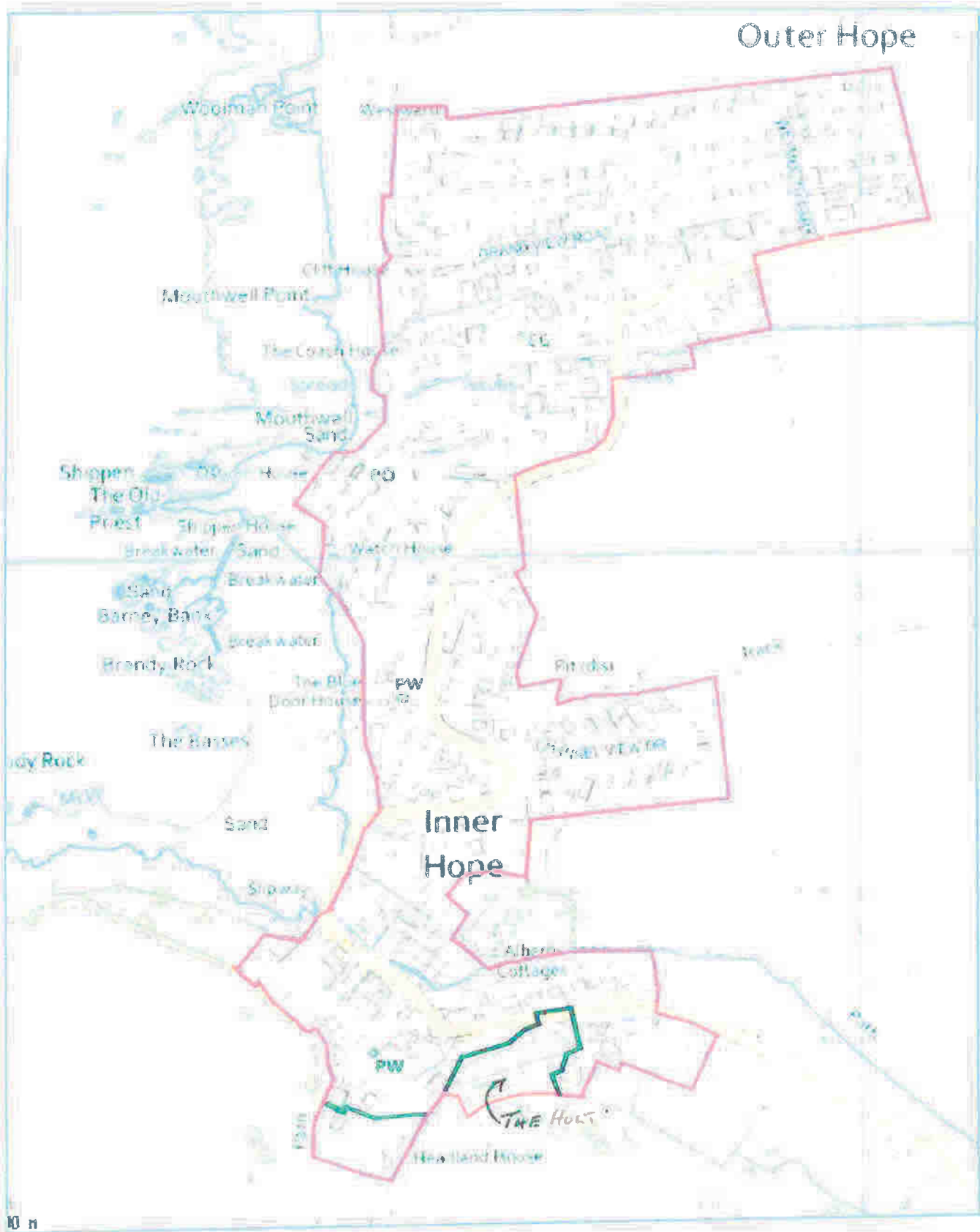


Figure 14 Proposed Settlement Boundary for Hope Cove lined in red, changes from previously adopted boundary (2011) lined in black



Trevor Rendle <tprendle@gmail.com>

FAO Katharine Harrod - The Holt, Inner Hope. Mr and Mrs T. Rendle.

2 messages

David Sheppard <design@davidsheppard-architects.com>

Tue, Jun 4, 2019 at 10:37 AM

To: clerk.southhuishpc@gmail.com

Cc: "Cllr J. Pearce" <cldr.pearce@southhams.gov.uk>, cldr.long@salcombetowncouncil.gov.uk,

peter@sandoverassociates.co.uk, Trevor Rendle <tprendle@gmail.com>

Dear Katharine,

Mr Rendle has instructed us to inform all members of the Parish Council and public alike that we are seeking an amendment to the "Draft" South Huish Neighbourhood Plan.

See enclosed attachment of the alteration we are seeking.

Our reasons are as follows:

1. We have an existing "extant" planning approval for the site at The Holt for eight bungalows - this should form part of the Settlement Boundary as shown.

As you are aware we have a pending planning application for the same as an alternative for this site. See Legal Counsel opinion in copy letter to SHDC attached.

2. The area that we have shown currently forms the garden to The Holt.

3. We see on your proposed Settlement Boundary that Headland House is shown.

This was given detailed planning approval, outside the current settlement boundary and completed/ occupied in December 2018; owned we understand by Mr Coleman who is the Chairman of your Planning Committee at the Parish Council.

Although my clients extant approval has not been completed the site should be legally edged in red as shown, forming part of the Settlement Boundary in the same way as Headland House.

We appreciate your plan is a "draft for consultation" but please be under no illusion of our clients resolve; we will make our views known to the Independent examiner if necessary at the appropriate time.

We await to hear from you. Thank you.

Regards,

David Sheppard. RIBA

Cob Corner, The Studio
Higher Keaton, 1A, Collins Road,
Ermington, Totnes,
South Devon South Devon.
PL21 0LB TQ9 5PJ

To contact David Sheppard:-

Tel: 01752 698675

or: 01803 867229

e-mail: design@davidsheppard-architects.com

This e-mail and any files attached to it are strictly confidential and intended solely for the individual or entity to whom they are addressed. If you are not the intended recipient, then you have received this e-mail

24 April 2019

FAO :

Jeffrey Penfold Planning Officer,
South Hams District Council,
Totnes.

Re: The Holt - App Ref: 4152/18/FUL

Dear Jeffrey,

On my clients instruction we compiled historical information together in relation to the Holt; sought opinion from legal counsel namely Anne Williams a Barrister at Six Pump Court, Temple, London. EC4Y 7AR as to whether a planning permission granted in 1937 is "extant" and thus a material consideration in relation to the current planning application, which is yet to be determined.

Counsel summarised the current state of law as follows:

1. The 1937 planning permission is likely to be considered extant on the basis that the development which has taken place on site is, indeed, more than *de minimis*.
2. By agreeing this common ground, the 1937 planning permission is also likely to be a "material consideration" for the purposes of section 70(2) of the 1990 Act.
3. A local authority is entitled, and indeed obliged, to have regard to the "fallback" position when considering future planning proposals to a site, also known as permitted development rights.

Yours Sincerely,

David Sheppard. RIBA

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:05
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish Neighbourhood Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: Cassandra Harrison
Sent: 13 March 2020 16:42
To: SW-Neighbourhood Planning
Cc: Alex Rehaag ; Cassandra Harrison
Subject: RE: South Huish Neighbourhood Plan

Good Afternoon

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

- Policy SH H1 point b can we add “and any other sources of housing evidence as approved by the district council”

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

Kind regards,

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

From: SW-Neighbourhood Planning

Sent: 12 March 2020 11:02

To: Sarah Packham <Sarah.Packham@swdevon.gov.uk>; Adam Davidson <adam.davison@southdevonaonb.org.uk>; Alex Rehaag <Alex.Rehaag@swdevon.gov.uk>; Alex Whish <Alex.Whish@swdevon.gov.uk>; Alexis Huggins <Alexis.Huggins@swdevon.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Anna Henderson-Smith <Anna.Henderson-Smith@swdevon.gov.uk>; Cassandra Harrison <Cassandra.Harrison@swdevon.gov.uk>; Chris Brook <Chris.Brook@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Cllr Hilary Bastone <cllr.Hilary.Bastone@southhams.gov.uk>; Cllr Judy Pearce <cllr.Judy.Pearce@southhams.gov.uk>; Communications <Communications@swdevon.gov.uk>; David Parkes <David.Parkes@swdevon.gov.uk>; Elections <Elections@southhams.gov.uk>; Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>; Graham Swiss <Graham.Swiss@swdevon.gov.uk>; Kate Cantwell <Kate.Cantwell@swdevon.gov.uk>; Katherine Jones <Katherine.Jones@swdevon.gov.uk>; Land Charges <Land.Charges@swdevon.gov.uk>; Lee Marshall <Lee.Marshall@swdevon.gov.uk>; Liz Tucker <Liz.Tucker@swdevon.gov.uk>; Patrick Whymer <Patrick.Whymer@swdevon.gov.uk>; Phil Baker <Phil.Baker@swdevon.gov.uk>; Richard Gage <Richard.Gage@swdevon.gov.uk>; Rob Ellis <Rob.Ellis@swdevon.gov.uk>; Rob Sekula <Rob.Sekula@swdevon.gov.uk>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Tom Morris <Tom.Morris@swdevon.gov.uk>; Cllr Bernard Taylor <cllr.Bernard.Taylor@southhams.gov.uk>; Andy Wellington <Andy.Wellington@swdevon.gov.uk>; Claire Fryer <Claire.Fryer@swdevon.gov.uk>; Cllr Mark Long <cllr.Mark.Long@southhams.gov.uk>

Subject: RE: South Huish Neighbourhood Plan

Dear All,

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

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

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

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

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

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

Many thanks
Duncan

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

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:06
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish Neighbourhood Planning: Regulation 16 Consultation

Sarah Packham | Neighbourhood Planning Senior Case Manager
[West Devon Borough Council](#) | [South Hams District Council](#)

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: Nicholas Pook
Sent: 13 March 2020 09:03
To: SW-Neighbourhood Planning
Subject: RE: South Huish Neighbourhood Planning: Regulation 16 Consultation

This email, created by nicholas.pook@westwardhousing.org.uk, has been securely delivered using Egress Switch and was decrypted on 13 March 2020 09:03:05+00:00

Dear Sir/Madam
Please can you remove me from this mail group?
I sent the below email a while ago in direct reply, but have continued to receive these emails:

From: Nicholas Pook
Sent: 03 December 2018 12:52
To: 'Geoffrey Duggan' <Geoffrey.Duggan@swdevon.gov.uk>
Subject: RE: Salcombe Neighbourhood Plan

Dear Sir/Madam
I am not sure why I am receiving this information. I have consulted with the Development team here at Westward Housing, to confirm we do not own any property in Salcombe, and they have no plans at this time to acquire any.

I work with Lettings of rental properties at Westward. I don't believe I'm the best placed person to receive this type of information. If this is not an error and you would like input from Westward, please let me know the type of person you are trying to reach and I will pass on your correspondence.

Yours faithfully,
Nick Pook

Many thanks,
Nick Pook
Business Systems Support Officer



Tel: 0300 100 1010

www.westwardhousing.org.uk

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

Sent: 12 March 2020 10:41

Subject: South Huish Neighbourhood Planning: Regulation 16 Consultation

Importance: High

Dear Consultee,

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

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

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

If we do not hear from you before the 27th April 2020 we shall assume you have no comments to make.

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

Many thanks

Neighbourhood Planning
South Hams District and West Devon Borough Councils

Disclaimer

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:07
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish Neighbourhood Planning: Regulation 16 Consultation

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

Working days - Tuesday, Wednesday, Thursday



www.southhams.gov.uk



www.westdevon.gov.uk

From: Councillor Rufus Gilbert
Sent: 12 March 2020 11:16
To: SW-Neighbourhood Planning
Subject: RE: South Huish Neighbourhood Planning: Regulation 16 Consultation

Thank you.
Rufus
DCC Cllr. Rufus Gilbert
Cabinet Member Economy & Skills.

From: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Sent: 12 March 2020 10:41
Subject: South Huish Neighbourhood Planning: Regulation 16 Consultation

Dear Consultee,

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

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

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

If we do not hear from you before the 27th April 2020 we shall assume you have no comments to make.

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

Many thanks

Disclaimer

This e-mail is private and confidential and is intended only for use by the addressee. If you are not the intended recipient, any disclosure, copying, distribution or other action taken in reliance of the information contained in this e-mail is strictly prohibited. Furthermore, if you are not the intended recipient, please notify the sender immediately and then delete this e-mail from your system. Incoming and outgoing e-mail messages are routinely monitored for compliance with our policy on the use of electronic communications. This e-mail message has been scanned for computer viruses; however, no liability in respect of damage caused by any virus which is not detected will be accepted.

From: SW-Neighbourhood Planning
Sent: 08 May 2020 00:04
To: Geoffrey Duggan; Post Room
Subject: FW: South Huish Neighbourhood Plan Regulation 16 Consultation
Attachments: 20.04.22 - South Hams DC - South Huish NP Reg 16 Mar-Apr 20.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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

Working days - Tuesday, Wednesday, Thursday



South Hams
District Council



West Devon
Borough Council

Working together



www.southhams.gov.uk



www.westdevon.gov.uk

From: National Grid (Avison Young - UK)
Sent: 22 April 2020 14:33
To: SW-Neighbourhood Planning
Subject: South Huish Neighbourhood Plan Regulation 16 Consultation

Dear Sir / Madam

We write to you with regards to the current consultation as detailed above in respect of our client, National Grid.

Please find attached our letter of representation. Please do not hesitate to contact me via nationalgrid.uk@avisonyoung.com if you require any further information or clarification.

Kind regards

Christopher Johnson
Planner
nationalgrid.uk@avisonyoung.com
avisonyoung.co.uk



[Blog](#) | [Twitter](#) | [Property Listings](#) | [LinkedIn](#) | [YouTube](#) | [Instagram](#)



Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Our Ref: MV/15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

22 April 2020

avisonyoung.co.uk

South Hams District Council
via email only

Dear Sir / Madam

**South Hush Neighbourhood Plan Regulation 16 Consultation
March – April 2020
Representations on behalf of National Grid**

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

Proposed development sites crossed or in close proximity to National Grid assets:

An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines.

National Grid has identified that it has no record of such assets within the Neighbourhood Plan area.

National Grid provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please also see attached information outlining guidance on development close to National Grid infrastructure.

Avison Young is the trading name of GVA Grimley Limited registered in England and Wales number 6382509. Registered office, 3 Brindleyplace, Birmingham B1 2JB

Regulated by RICS

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

Distribution Networks

Information regarding the electricity distribution network is available at the website below:
www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:
plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



Matt Verlander MRTPI

Director

0191 269 0094

nationalgrid.uk@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>