

Strete Neighbourhood Plan

Name: Sue Watts

Address: Historic Environment Team, Devon County Council, AB3
Lucombe House, County Hall, Topsham Road, Exeter. EX2 4QD

Email: Susan.Watts@devon.gov.uk

Comments

Generally: There is a good use of photos but some of them appear slightly out of focus.

3. The Environment

Heritage and Conservation

Generally: The images in this section are very washed out.

3.6 How or why did Strete develop? Was there a cottage industry within the village or was it a farming community?

Suggest include a short summary here on the historic landscape characterisation of the parish with the web link. A brief look suggests that much of the hinterland of the parish comprises relatively large enclosures laid out between the 15th and 18th centuries.

3.9 Suggest expand this paragraph to include:

A little more detail on the listed buildings such as the dates of the earliest buildings and/or what is important about particular ones. Note that one of the listed buildings is an iconic red K6 telephone box.

Why is the parish church on the heritage at risk register? What improvements are needed and is there a management plan in place? Has the community got together to organise fundraising for it?

Suggest move the photos of the listed buildings to here and insert a new paragraph 3.10 for the undesignated heritage assets.

‘The parish has a wide variety of undesignated heritage assets which make an important contribution to the special character of Strete....’

You mention that the Conservation Area appraisal records many of the undesignated heritage assets in the village of Strete. You could also include a sentence giving a few examples within the wider parish.

Link to Devon Historic Landscape Characterisation. As above. It sits uncomfortably here with nothing said about it.

P13. Buildings and Structures of Special Interest

Suggest retitle as Undesignated buildings....

Does the link Buildings and Structures of Special Interest cover the whole parish. Is this, essence, a Local List? We would be pleased to be able to add the information from it to the Devon Historic Environment Record when it is finalised.

Date: 20 March 2019
Our ref: 273004
Your ref: Strete Neighbourhood Plan



FAO Sarah Packham
Neighbourhood Planning
South Hams District Council

neighbourhoodplan@swdevon.gov.uk
C.c. Duncan.smith@swdevon.gov.uk

BY EMAIL ONLY

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CW1 6GJ

T 0300 060 3900

Dear Ms Packham

Planning consultation: Strete Neighbourhood Plan, Regulation 16 consultation.

Thank you for your consultation on the above dated 07 February 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 welcomes the preparation of the Neighbourhood Plan and recognise the effort that has gone into its development.

We note the revisions made to the settlement boundary since publication of the Regulation 14 version of the Plan dated February 2018 and the assessments of potential site allocations (site A 'Cox's Farm' and site B 'south of the A379') set out in the Strategic Environmental Assessment (SEA) report dated December 2017.

We have no further comments.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Carol Reeder
Lead Adviser
Devon Cornwall and Isles of Scilly Area Team
Natural England
Polwhele
Truro
TR4 9AD

Working together



South Hams District Council

Response to the

Strete Neighbourhood Plan Regulation 16 consultation

22/3/19

The Strete Neighbourhood Plan was submitted to South Hams District Council on 5th February 2019. The Council was satisfied that the submission draft and accompanying documents complied with all the relevant statutory requirements

The plan was publicised in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations and representations invited between 8th February 2019 – 22nd March 2019.

In terms of the general text in the Environment section, paragraph 3.2 the list coloured blue needs a proper context and explanation.

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

Policy/Text	Comments
POLICY SNP1: PROTECTING THE LANDSCAPE Development shall not harm but maintain and enhance the landscape by: 1. having regard to the special qualities of the AONB in the area, particularly its high coastal	No comment.

<p>character and sea views, and to the South Devon AONB Planning Guidance,</p> <ol style="list-style-type: none"> 2. safeguarding and enhancing local features that make a positive contribution to the landscape, particularly areas of green space, 3. protecting the high coastal setting of the parish, including public views of the village from the sea and coast and public views of the sea and coast from the village, and 4. incorporating high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes, and provides mitigation from harm. 	
<p>POLICY SNP2: HERITAGE AND CONSERVATION</p> <ol style="list-style-type: none"> 1. Development shall not harm but conserve and enhance designated and non-designated historic and heritage assets and their settings, both above and below ground, by having regard to national and local strategic policies for heritage and conservation. 2. Within the Conservation Area any development shall pay careful regard to and accord with the Strete Conservation Area Appraisal. 	<p>No comment beyond those already made at Regulation 14 Consultation.</p>
<p>POLICY SNP3: COASTAL SETTING AND LAND SOUTH OF THE A379</p> <p>Development south of the A379 shall pay special regard to the sensitivity and landscape importance of that area to the coastal setting. Development there shall not harm but must enhance that coastal setting.</p>	<p>No comment beyond those already made at Regulation 14 Consultation.</p>
<p>POLICY SNP4: LOW DENSITY AREA</p> <p>Any development shall enhance and not harm the low density character of the area shown in the plan</p>	<p>Comments made at Regulation 14 stage regarding the boundary to the Low Density area have been addressed.</p> <p>As indicated at Regulation 14, whilst the Council do not object to this policy it is considered the policy itself and the justification could be enhanced to give more clarity/guidance in terms of what development would be acceptable.</p>

<p>POLICY SNP5: TRANQUILLITY AND DARK SKIES Development shall be designed so that it will cause no undue noise or light pollution.</p>	<p>No comment beyond those already made at Regulation 14 Consultation.</p>
<p>POLICY SNP6: DEVELOPMENT AND THE SETTLEMENT BOUNDARY</p> <p>1. Development will be permitted inside the village settlement boundary shown in the plan, provided it is in scale and character with the site and surroundings and will cause no significant adverse impacts on the natural or historic environment, amenity, traffic, parking or safety.</p> <p>2. Elsewhere in the parish development will be strictly controlled and only permitted where it can be delivered sustainably and requires a countryside location or will meet a proven local need which cannot be met inside the settlement boundary.</p>	<p>No comments</p>
<p>POLICY SNP7: DESIGN AND CONSTRUCTION</p> <p>All new development shall:</p> <p>1. be of high design quality which is clearly derived from the site context, respect the local vernacular, safeguard local distinctiveness, be in scale and keeping with its setting and enhance local character,</p> <p>2. protect local heritage, biodiversity, landscape and skylines,</p> <p>3. be safe, inclusive and accessible and provide for its own car parking requirements, including for residential development one car parking space per bedroom with a minimum of two spaces per dwelling,</p> <p>4. incorporate only sustainable construction standards which at least meet minimum</p>	<p>Comments made at Regulation 14 stage have largely been addressed. Concerns remain regarding clause 3) covering car parking. It would be unreasonable to apply a requirement for two spaces to a one bed room flat. Furthermore a maximum cut off point should be identified in terms of the car parking spaces to bedrooms requirement. Commonly other plans identify two car parking spaces for two bedrooms with any increase in bedrooms above two requiring three car parking spaces.</p>

<p>standards, minimise use of non-renewable resources, contribute to reducing carbon emissions and maximise solar gain,</p> <p>5. mitigate risks relating to contamination, erosion or flooding, and not cause unnecessary noise, light or other pollution, and</p> <p>6. provide safeguards during construction to protect against environmental damage or local nuisance.</p>	
<p>POLICY SNP8: HOUSING DEVELOPMENT SITE AT COX'S FARM • FIELD</p> <p>Development is proposed at the site known as Cox's Farm Fields.</p> <p>The development shall include:</p> <p>a) 17 new homes, designed to enable home working and built to high eco-standards, including at least 5 affordable homes.</p> <p>b) a public car park and open space to serve the needs of the village,</p> <p>c) vehicular access from the A379 and The Plat, joined up to enable permeability, and</p> <p>d) footpath links between the A379, The Plat and Blackbird Wood.</p> <p>The development shall conserve and enhance the Conservation Area and designated heritage assets.</p> <p>A masterplan shall be prepared for the whole site, including consultation with and involvement of the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered, and how the Conservation Area and designated heritage assets will be protected.</p> <p>Development shall not commence until that masterplan has been approved in writing by the local</p>	<p>In terms of the focussed consultation carried out by the Strete Group between 22nd October and 3rd December the Council made the following comments:-</p> <p><i>Our only comments relate to the new Policy covering Cox's Field at Paragraph 3.8 which are as follows:-</i></p> <ol style="list-style-type: none"> <i>1) Policy point b) a public car park. Might it be helpful to include reference to scale/capacity, say 'in the region of x-y spaces'. This might be more appropriate in the supporting text rather than in the policy, but might be helpful to the preparation of the required Masterplan.</i> <i>2) Policy point c) vehicular access. It remains necessary to obtain the approval of Devon CC Highways for the access onto the A379. And if any physical changes are necessary to implement that arrangement full account will need to be taken of impacts on the adjacent Conservation Area,</i> <i>3) Policy point c) vehicular access. The plan refers to vehicular access being from both the A379 and The Plat, but is it seeking vehicular access <u>through</u> the site to help connectivity? If such a vehicular linkage through the site is the aspiration, it would be helpful to make this explicit in the plan and include it (probably in the policy).</i> <p>The issues raised at 1) and 3) have been addressed. Concerns remain as identified in 2).</p>

<p>planning authority.</p>	
<p>POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT</p> <ol style="list-style-type: none"> 1. New housing, excluding replacement dwellings or those managed by a registered social landlord, will only be supported where there is a restriction to ensure its occupancy as a principal residence. 2. This must be guaranteed through a planning condition or legal agreement. 3. New unrestricted second homes will not be supported at any time. 4. A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them. 	<p>In terms of criteria 2) clarity over the means of delivery is required. 106 Agreement, planning obligation and condition are referred to.</p>
<p>POLICY SNP10: COMMUNITY FACILITIES AND INFRASTRUCTURE</p> <ol style="list-style-type: none"> 1. Development that will demonstrably support the vibrancy and vitality of the village and wider community will be supported. 2. Proposals for additional community facilities and infrastructure will be supported, providing the proposal: <ol style="list-style-type: none"> a) will include adequate access and parking arrangements, b) will not lead to traffic danger or congestion, and c) will not generate unacceptable noise, smell, loss of privacy or nuisance to neighbours. 3. In order to help safeguard the sustainability of the local community, development that 	<p>No comment.</p>

<p>would result in the loss of or significant harm to a local community facility or asset of community value, particularly including the village shop and pub, will not be permitted unless:</p> <p>a) there is adequate alternative provision in the parish, or</p> <p>b) the facility can be shown to be no longer viable.</p>	
<p>POLICY SNP11: LOCAL GREEN SPACES</p> <p>1. The following areas are designated as green spaces in the plan:</p> <p>a) The Village Green</p> <p>b) The Village Wood (Blackbird Wood)</p> <p>c) The Village Play Park</p> <p>2. The local green spaces identified in the plan will be safeguarded from development.</p> <p>Only minor development directly associated with and necessary for the public enjoyment of the green space will be permitted.</p>	<p>No comment</p>
<p>POLICY SNP12: LOCAL FOOTPATHS</p> <p>New housing development will be required to provide for new footpaths, or improve existing footpaths, in order to enhance pedestrian safety and connectivity</p>	<p>This policy was annotated Policy SNP14 at Regulation 14 stage when the Council suggested this policy be reworded. Although the Council's comments were accepted the suggested wording has not been incorporated in the Regulation 15 version.</p>
<p>POLICY SNP13: SUSTAINABLE TOURISM</p> <p>To support the sustainable development of tourism additional tourist accommodation or facilities will be acceptable in principle within the settlement boundary.</p> <p>Outside the boundary tourism development will be acceptable if it improves an existing tourism business, is part of a farm diversification scheme, is based in an existing dwelling or re-uses a traditional farm building which is no longer required for farming,</p>	<p>This policy was annotated Policy SNP15 at Regulation 14. The points raised at Regulation 14 have not been addressed despite the rewording of this policy.</p>

In every case the development must be capable of being delivered sustainably, in scale and character with the site and surroundings, and cause no significant adverse impacts on the natural or historic environment, the undeveloped coast, amenity, traffic, parking or safety.	

From: SW-Neighbourhood Planning
Sent: 26 March 2019 10:14
To: Geoffrey Duggan
Subject: FW: Consultation response- PLEASE READ

Follow Up Flag: Follow up
Flag Status: Flagged

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

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From: SM-Defra-Consultations (MMO) [mailto:Consultations.MMO@marinemanagement.org.uk]
Sent: 07 February 2019 12:58
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: Consultation response- PLEASE READ

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.

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.

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.

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From: SW-Neighbourhood Planning
Sent: 26 March 2019 10:14
To: Geoffrey Duggan
Subject: FW: Strete neighbourhood Plan
Attachments: Mimecast Attachment Protection Instructions; Strete Neighbourhood Plan - 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](#)

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From: Charles Dixon BSc FRICS FAAV [mailto:CDixon@savills.com]
Sent: 07 February 2019 11:47
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: Strete neighbourhood Plan

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear Miss Packham

I assume your notice and email relates to Strete neighbourhood plan not Bickleigh nor Stoke Fleming Plan as typed in the attached

I confirm on behalf of Strete Estate that Coxs fields are not currently available for development on the policies proposed in the plan and that inadequate weight has been placed on the views of the landowner during the plan creation process.

Yours sincerely,
C.E Dixon

Charles Dixon BSc FRICS FAAV
Director
Rural

Sterling Court, 17 Dix's Field, Exeter, EX1 1QA



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From: SW-Neighbourhood Planning
Sent: 07 February 2019 11:30
To: planning@devon.gov.uk; SW-Neighbourhood Planning;
chairman@devonhealthandwellbeing.org.uk; clerk@stokefleming.org.uk;
Blackawton Parish Clerk; Slapton Parish Clerk; clerk@dartmouthtowncouncil.org;
101@devonandcornwall.pnn.police.uk; comments@dsfire.gov.uk;
ian.turnbull@nhs.net; devon.primarycare@nhs.net; info@daat.org;
enquiries@environment-agency.gov.uk; Roger English;
southwest.fce@forestry.gsi.gov.uk; enquiries@nationaltrust.org.uk;
consultations@naturalengland.org.uk; contactus@devonwildlifetrust.org;
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enquiries@homesengland.gov.uk; enquiries@rsh.gov.uk; info@dchgroup.com;
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westdev@hastoe.com; planningsw@highwaysengland.co.uk;
townplanningwestern@networkrail.co.uk; southwest.enquiries@stagecoachbus.com;
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david.stuart@historicengland.org.uk; debbie@dhbt.org.uk; info@historybash.co.uk;
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public.affairs@ee.co.uk; dpm@monoconsultants.com; jane.evans@three.co.uk;
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chamber.co.uk; info@heartofswlep.co.uk;
chairman@dartmouthchamberoftrade.co.uk; info@totnes-chamber.com;
adam.benns@bbharchitects.co.uk
Cc: Strete - Ralph Clark (ralphclark4@btinternet.com); SW-Neighbourhood Planning
Subject: Strete Neighbourhood Plan - Regulation 16 Consultation
Attachments: Public Notice - Reg 16.pdf

Dear All,

As a consultee to the Strete 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 Stoke Fleming Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Friday 8th February 2019 to Friday 22nd March 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 22nd March 2019 we shall assume you have no comments to make.

You may view a copy of the plan via our [website](#).

Sarah Packham | Neighbourhood Planning Senior Case Manager

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Public Notice



Strete 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 Bickleigh Parish Neighbourhood Development Plan Area.

Consultation will run for 6 weeks between Friday 8th February 2018 and Friday 22nd March 2018.

To view the full plan proposal please visit

<https://www.southhams.gov.uk/article/3882/Neighbourhood-Development-Plans-and-Orders>

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 22nd March 2018.



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

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

From: Sarah Packham
Sent: 27 March 2019 13:28
To: Justin Davey
Subject: FW: Strete Neighbourhood Plan - Regulation 16 Consultation
Attachments: RE: Changes to Draft Plan for Strete

From: Graham Lawrence
Sent: 26 March 2019 16:03
To: Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Subject: RE: Strete Neighbourhood Plan - Regulation 16 Consultation

Duncan

I share the concerns expressed by David Stuart regarding the Cox's fields proposal. The fields are integral to the setting of the CA and in many places would've been included within it. I have commented in past discussions that I could foresee some limited development at the northern end accessed from The Plat or adjacent to that development on the western side. I have also commented in some detail on the implications of accessing the lower field for car parking (e mail attached).

It is a matter of concern that both significant fields are bundled up and allocated based on very minimal analysis of their character and contribution to the setting of CA and LB's.

Policy SNP2 states:-

- 1. Development shall not harm but conserve and enhance designated and non-designated historic and heritage assets and their settings, both above and below ground, by having regard to national and local strategic policies for heritage and conservation.*
- 2. Within the Conservation Area any development shall pay careful regard to and accord with the Strete Conservation Area Appraisal.*

The CA is a designated heritage asset and this policy requires development to 'conserve and enhance....settings'. This places the policy SNP8 in direct contradiction as it is encouraging development that will inevitably harm the setting of the CA and other heritage assets. I add comments in red to that policy which states:-
'The development shall conserve and enhance the Conservation Area and designated heritage assets. [How can this be delivered?] A masterplan shall be prepared for the whole site, including consultation with and involvement of the local community, showing how the whole of the development can be safely and satisfactorily laid out and delivered, and how the Conservation Area and designated heritage assets will be protected. Development shall not commence until that masterplan has been approved in writing by the local planning authority.' **Surely a Masterplan needs to be agreed before the submission of an application, not commencement of development?**

Given the sensitivity of this site I would say that a draft Masterplan is needed within the NP. It is not enough to simply put in the words 'conserve and enhance' and leave it at that. This allocation shows a disregard for the local and national policies it is said in SNP2 will be applied.

It is also stated that part of this allocation will be community space but nothing is identified on the open spaces plan.

There is still no clear indication of the layout of the proposed car park and it remains uncertain that access can be delivered in a way that meets DCC standards and preserves the character of the CA and other heritage assets.

One other point I would make is that the Plan only identifies positive buildings within the CA as per the CA Appraisal. Given the rich and diverse history of the locality I would see great value in identifying other non-designated heritage assets considered to be of local significance.

Happy to discuss in more detail if needed.

Graham

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



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From: Duncan Smith
Sent: 26 March 2019 15:10
To: Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>
Subject: FW: Strete Neighbourhood Plan - Regulation 16 Consultation

Graham.....See Historic England's comments on the Strete Plan. You were consulted on the Plan but have not responded (I know your busy). We have appointed an Examiner and we are ready to move on this one.....Is it possible for you to take a quick look...Thanks Duncan

From: SW-Neighbourhood Planning
Sent: 26 March 2019 13:49
To: Duncan Smith <Duncan.Smith@swdevon.gov.uk>
Subject: FW: Strete Neighbourhood Plan - Regulation 16 Consultation

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

Working days - Tuesday, Wednesday, Thursday



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From: Stuart, David [<mailto:David.Stuart@HistoricEngland.org.uk>]
Sent: 26 March 2019 13:36
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: Strete Neighbourhood Plan - Regulation 16 Consultation

FAO Sarah Packham

Dear Sarah

Thank you for your Regulation 16 consultation on the submitted version of the Strete Neighbourhood Plan. Our apologies for not responding before now.

The focus of our attention has been on the proposal to allocate a site for development at Cox's Farm Field - policy SNP8. We have in response to previous consultations identified the need for

appropriate evidence to demonstrate that relevant heritage considerations have been taken account of as evidence to inform the policy in conformity with national and local policy for the protection and enhancement of the historic environment. Both responses were shared with your authority at the time and are attached here again for information.

This recommends that your authority provide more explicit and tangible verification of its involvement in the formulation of the policy and its evidence base as a means of addressing the gap in the evidence base identified above. We have not received any further information on this matter from the community or your authority.

On looking at the documents on your authority's website submitted with the Plan a Consultation Statement is listed but this is in fact a duplication of the Plan itself. We can find no other evidence on the website to indicate that further information has been produced in response to our advice.

We would therefore ask your authority to address this point, as it appears to relate directly to its own involvement in the Plan preparation process, to ensure that the plan can demonstrate with evidence an appropriate level of conformity with national and local policy.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

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



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

Sent: 07 February 2019 12:57

To: SW-Neighbourhood Planning; planning@devon.gov.uk; chairman@devonhealthandwellbeing.org.uk; clerk@stokefleming.org.uk; Blackawton Parish Clerk; Slapton Parish Clerk; clerk@dartmouthtowncouncil.org; 101@devonandcornwall.pnn.police.uk; comments@dsfire.gov.uk; jan.turnbull@nhs.net; devon.primarycare@nhs.net; info@daat.org; enquiries@environment-agency.gov.uk; Roger English; southwest.fce@forestry.gsi.gov.uk; enquiries@nationaltrust.org.uk; consultations@naturalengland.org.uk; contactus@devonwildlifetrust.org; Consultations.mmo@marinemanagement.org.uk; anthony.fyson@gmail.com; southhams@cpredevon.org.uk; south.west@nfu.org.uk; enquiries@homesengland.gov.uk; enquiries@rsh.gov.uk; info@dchgroup.com; steve@southdevonrural.com; Nicholas.Pook@Westwardhousing.org.uk; westdev@hastoe.com; planningsw@highwaysengland.co.uk; townplanningwestern@networkrail.co.uk; southwest.enquiries@stagecoachbus.com; info@tallyhocoaches.co.uk; South West Casework; Stuart, David; debbie@dibt.org.uk; info@historybash.co.uk; Vivien Napper; stephen.reed@devon.gov.uk; alangman@westernpower.co.uk; enquiries@wwutilities.co.uk; customercontact@southwestwater.co.uk; kate.royston@tamarenergycommunity.com; open reach; EMF.Enquiries@ctil.co.uk; public.affairs@ee.co.uk; dpm@monoconsultants.com; jane.evans@three.co.uk; info@mobileuk.org; CVS; enquiries@dartmouthcaring.co.uk; support@devonva.org; jo@samaritans.org; churchestogetherdevon@gmail.com;

kerriewayland@thedoveproject.co.uk; shlifestyles@btconnect.com; planning.central@sportengland.org; content@visitengland.org; CDixon@savills.com; CDixon@savills.com; info@kingsbridge-salcombe-chamber.co.uk; info@heartofswlep.co.uk; chairman@dartmouthchamberoftrade.co.uk; info@totnes-chamber.com; adam.benns@bbharchitects.co.uk

Cc: Strete - Ralph Clark (ralphclark4@btinternet.com)

Subject: RE: Strete Neighbourhood Plan - Regulation 16 Consultation

Dear All,

Apologies for the errors in both the email and the notice previously sent– these have now been corrected and this email should supersede the original one.

Many thanks

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

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From: SW-Neighbourhood Planning

Sent: 07 February 2019 11:30

To: planning@devon.gov.uk; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; chairman@devonhealthandwellbeing.org.uk; clerk@stokefleming.org.uk; Blackawton Parish Clerk <parishclerk@blackawtoncommunity.com>; Slapton Parish Clerk <slaptonclerk@gmail.com>; clerk@dartmouthtowncouncil.org; 101@devonandcornwall.pnn.police.uk; comments@dsfire.gov.uk; ian.turnbull@nhs.net; devon.primarycare@nhs.net; info@daat.org; enquiries@environment-agency.gov.uk; Roger English <roger.english@southdevonaonb.org.uk>; southwest.fce@forestry.gsi.gov.uk; enquiries@nationaltrust.org.uk; consultations@naturalengland.org.uk; contactus@devonwildlifetrust.org; Consultations.mmo@marinemanagement.org.uk; anthony.fyson@gmail.com; southhams@cpreddevon.org.uk; south.west@nfu.org.uk; enquiries@homesengland.gov.uk; enquiries@rsh.gov.uk; info@dchgroup.com; steve@southdevonrural.com; Nicholas.Pook@Westwardhousing.org.uk; westdev@hastoe.com; planningsw@highwaysengland.co.uk; townplanningwestern@networkrail.co.uk; southwest.enquiries@stagecoachbus.com; info@tallyhocoaches.co.uk; southwestcasework@historicengland.org.uk; david.stuart@historicengland.org.uk; debbie@dhbt.org.uk; info@historybash.co.uk; Vivien Napper <viv@rathlyn.eclipse.co.uk>; stephen.reed@devon.gov.uk; alangman@westernpower.co.uk; enquiries@wwutilities.co.uk; customercontact@southwestwater.co.uk; kate.royston@tamarenergycommunity.com; open reach <cbyd@openreach.co.uk>; EMF.Enquiries@ctil.co.uk; public.affairs@ee.co.uk; dpm@monoconsultants.com; jane.evans@three.co.uk; info@mobileuk.org; CVS <cvs@southhams cvs.org.uk>; enquiries@dartmouthcaring.co.uk; support@devonva.org; jo@samaritans.org; churchestogetherdevon@gmail.com; kerriewayland@thedoveproject.co.uk; shlifestyles@btconnect.com; planning.central@sportengland.org; content@visitengland.org; CDixon@savills.com; CDixon@savills.com; info@kingsbridge-salcombe-chamber.co.uk; info@heartofswlep.co.uk; chairman@dartmouthchamberoftrade.co.uk; info@totnes-chamber.com; adam.benns@bbharchitects.co.uk

Cc: Strete - Ralph Clark (ralphclark4@btinternet.com) <ralphclark4@btinternet.com>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

Subject: Strete Neighbourhood Plan - Regulation 16 Consultation

Dear All,

As a consultee to the Strete 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 Strete Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Friday 8th February 2019 to Friday 22nd March 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 22nd March 2019 we shall assume you have no comments to make.

You may view a copy of the plan via our [website](#).

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

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From: Graham Lawrence
Sent: 28 September 2018 13:15
To: Duncan Smith
Cc: Richard Gage
Subject: RE: Changes to Draft Plan for Strete

Duncan

The only way to truly 'bottom out' the question of part demolition / re-alignment will be via a planning application.

The wall in question is identified as a positive feature of the CA in the CA Appraisal. It is already set back from the road and the visibility appears good for a 20mph zone. I have not seen a plan showing the proposed alignment or any cogent explanation as to why it is really required. The fact that DCC Highways consider it to be a beneficial alteration does not automatically outweigh heritage concerns. As SHDC is the LPA, officers and Members would be required to balance the various considerations. From a heritage perspective any demolition would need to be fully justified as part of an application and the demolition of a positive CA feature would need to be weighed against the public benefit as required by the NPPF.

Clearly harm could be reduced through good design and specification, including reuse of materials/ sourcing of local stone for the re-built wall.

It may be that the public benefits of delivering housing development are judged to outweigh the less than substantial harm to the character and appearance of the CA, but I cannot pre-empt the outcome of an application at this stage.

Graham

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



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From: Duncan Smith
Sent: 28 September 2018 12:28
To: Graham Lawrence <Graham.Lawrence@swdevon.gov.uk>
Subject: FW: Changes to Draft Plan for Strete

Graham....As you can see the NP Group are ready to go out to consultation on revisions to the Plan. It will be necessary to bottom out whether the repositioning of the stone wall is acceptable to allow the visibility to gain access to the A Road is acceptable. I enclose my email asking the question. I'd appreciate if you could respond as quickly as you can given the timescales set by the Group for the consultation process below...Thanks..Duncan

From: Ralph Clark [<mailto:ralphclark4@btinternet.com>]
Sent: 25 September 2018 12:24
To: Andrea Phillips <ap770786@gmail.com>; Bob & Jill Welham <billwel@yahoo.co.uk>; David Rothwell <thelaughingmonk@aol.com>; Geoff & Penny Penhale <p.g.penhale@hotmail.com>; Graham Campbell <graham.campbello@gmail.com>; Kate Gill <manorfarmstrete@hotmail.co.uk>; Louise Newman <louisedcnewman@gmail.com>; Louise Newman <newman502@btinternet.com>; Mark Dean & Claire Smith <coolacampa@gmail.com>; Mark Hanson <hanson.mark@tiscali.co.uk>; Mark Hanson <bullsie@hotmail.co.uk>;

Pam Wills <pcwills@gmail.com>; Duncan Smith <Duncan.Smith@swdevon.gov.uk>; Nick Chisholm-Batten <nick.chisholm-batten@aecom.com>

Cc: Lee Bray <leebrayplanning@gmail.com>

Subject: Changes to Draft Plan for Strete

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Dear All,

Please see the attached draft re-consultation document in respect of the main changes to the draft NP produced following liaison with Lee Bray.

This presents reasons for the changes as well as details of the changes for the community to consider and comment on.

Please read through and let me have your comments before 03/10/2018 to provide sufficient time for amendments to be made before the SG meeting on 09/10/2018.

I have asked SHDC Design Team to amend the initial settlement boundary map in the document by removing the red boundary line.

I have also asked them to remove the word 'Shaded' in the text box as a prefix for the Conservation Area in the Proposals Map.

Following approval at the SG meeting I propose to liaise with SHDC Design Team on 10/10/2018 to arrange printing of the document in readiness for distribution to each home in the parish over weekend 20 & 21/10/2018.

I will also contact Dartmouth Chronicle to arrange an advert for 19/10/2018.

The consultation is planned to start on Monday 22/10/2018.

Any questions or queries please let me know.

Regards,

Ralph

From: SW-Neighbourhood Planning
Sent: 27 March 2019 13:19
To: Geoffrey Duggan; Post Room
Subject: FW: Strete Neighbourhood Plan - Regulation 16 Consultation
Attachments: Strete Draft Neighbourhood Plan; Strete Neighbourhood Plan

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

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From: Stuart, David [mailto:David.Stuart@HistoricEngland.org.uk]
Sent: 26 March 2019 13:36
To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Subject: Strete Neighbourhood Plan - Regulation 16 Consultation

FAO Sarah Packham

Dear Sarah

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The focus of our attention has been on the proposal to allocate a site for development at Cox's Farm Field - policy SNP8. We have in response to previous consultations identified the need for appropriate evidence to demonstrate that relevant heritage considerations have been taken account of as evidence to inform the policy in conformity with national and local policy for the protection and enhancement of the historic environment. Both responses were shared with your authority at the time and are attached here again for information.

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Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

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

Sent: 07 February 2019 12:57

To: SW-Neighbourhood Planning; planning@devon.gov.uk; chairman@devonhealthandwellbeing.org.uk; clerk@stokefleming.org.uk; Blackawton Parish Clerk; Slapton Parish Clerk; clerk@dartmouthtowncouncil.org; 101@devonandcornwall.pnn.police.uk; comments@dsfire.gov.uk; ian.turnbull@nhs.net; devon.primarycare@nhs.net; info@daat.org; enquiries@environment-agency.gov.uk; Roger English; southwest.fce@forestry.gsi.gov.uk; enquiries@nationaltrust.org.uk; consultations@naturalengland.org.uk; contactus@devonwildlifetrust.org; Consultations.mmo@marinemanagement.org.uk; anthony.fyson@gmail.com; southhams@cpreddevon.org.uk; south.west@nfu.org.uk; enquiries@homesengland.gov.uk; enquiries@rsh.gov.uk; info@dchgroup.com; steve@southdevonrural.com; Nicholas.Pook@Westwardhousing.org.uk; westdev@hastoe.com; planningsw@highwaysengland.co.uk; townplanningwestern@networkrail.co.uk; southwest.enquiries@stagecoachbus.com; info@tallyhocoaches.co.uk; South West Casework; Stuart, David; debbie@dhbt.org.uk; info@historybash.co.uk; Vivien Napper; stephen.reed@devon.gov.uk; alangman@westernpower.co.uk; enquiries@wwutilities.co.uk; customercontact@southwestwater.co.uk; kate.royston@tamarenergycommunity.com; open reach ; EMF.Enquiries@ctil.co.uk; public.affairs@ee.co.uk; dpm@monoconsultants.com; jane.evans@three.co.uk; info@mobileuk.org; CVS; enquiries@dartmouthcaring.co.uk; support@devonva.org; jo@samaritans.org; churchestogetherdevon@gmail.com; kerriewayland@thedoveproject.co.uk; shlifestyles@btconnect.com; planning.central@sportengland.org; content@visitengland.org; CDixon@savills.com; CDixon@savills.com; info@kingsbridge-salcombe-chamber.co.uk; info@heartofswlep.co.uk; chairman@dartmouthchamberoftrade.co.uk; info@totnes-chamber.com; adam.benns@bbharchitects.co.uk

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

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From: SW-Neighbourhood Planning

Sent: 07 February 2019 11:30

To: planning@devon.gov.uk; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>; chairman@devonhealthandwellbeing.org.uk; clerk@stokefleming.org.uk; Blackawton Parish Clerk <parishclerk@blackawtoncommunity.com>; Slapton Parish Clerk <slaptonclerk@gmail.com>; clerk@dartmouthtowncouncil.org; 101@devonandcornwall.pnn.police.uk; comments@dsfire.gov.uk; ian.turnbull@nhs.net; devon.primarycare@nhs.net; info@daat.org; enquiries@environment-agency.gov.uk; Roger English <roger.english@southdevonaonb.org.uk>; southwest.fce@forestry.gsi.gov.uk; enquiries@nationaltrust.org.uk; consultations@naturalengland.org.uk; contactus@devonwildlifetrust.org; Consultations.mmo@marinemangement.org.uk; anthony.fyson@gmail.com; southhams@cpredevon.org.uk; south.west@nfu.org.uk; enquiries@homesengland.gov.uk; enquiries@rsh.gov.uk; info@dchgroup.com; steve@southdevonrural.com; Nicholas.Pook@Westwardhousing.org.uk; westdev@hastoe.com; planningsw@highwaysengland.co.uk; townplanningwestern@networkrail.co.uk; southwest.enquiries@stagecoachbus.com; info@tallyhocoaches.co.uk; southwestcasework@historicengland.org.uk; david.stuart@historicengland.org.uk; debbie@dhbt.org.uk; info@historybash.co.uk; Vivien Napper <viv@rathlyn.eclipse.co.uk>; stephen.reed@devon.gov.uk; alangman@westernpower.co.uk; enquiries@wwutilities.co.uk; customercontact@southwestwater.co.uk; kate.royston@tamarenergycommunity.com; open reach <cbyd@openreach.co.uk>; EMF.Enquiries@ctil.co.uk; public.affairs@ee.co.uk; dpm@monoconsultants.com; jane.evans@three.co.uk; info@mobileuk.org; CVS <cvs@southhams cvs.org.uk>; enquiries@dartmouthcaring.co.uk; support@devonva.org; jo@samaritans.org; churchestogetherdevon@gmail.com; kerriewayland@thedoveproject.co.uk; shlifestyles@btconnect.com; planning.central@sportengland.org; content@visitengland.org; CDixon@savills.com; CDixon@savills.com; info@kingsbridge-salcombe-chamber.co.uk; info@heartofswlep.co.uk; chairman@dartmouthchamberoftrade.co.uk; info@totnes-chamber.com; adam.benns@bbharchitects.co.uk

Cc: Strete - Ralph Clark (ralphclark4@btinternet.com) <ralphclark4@btinternet.com>; SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

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

If we do not hear from you before the 22nd March 2019 we shall assume you have no comments to make.

You may view a copy of the plan via our [website](#).

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From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 05 April 2018 13:56
To: Ralph Clark
Cc: SW-Neighbourhood Planning
Subject: Strete Draft Neighbourhood Plan
Attachments: SEA Scoping consultation: Strete Neighbourhood Plan, Devon

Dear Mr Clark

Thank you for your Regulation 14 consultation on the Strete Draft Neighbourhood Plan. Our apologies for not responding before now.

This is our first sight of the Plan and we are impressed by the community's desire to protect and enhance its distinctive historic character and the regime of policies designed to achieve this.

The focus of our attention is policy SNP9 allocating land for housing development at Cox's Farm Field to ensure that such provision is adequately informed by evidence of relevant heritage considerations in accordance with the National Planning Policy Framework (NPPF).

The site lies partly within and largely adjacent to the Conservation Area, and forms part of its setting. The 2009 Conservation Area Appraisal refers to Strete having fields near the centre of the village helping to generate a rural and intimate feel. The SEA Environmental Report also refers to fields that come right up to join the conservation area (p44), further highlighting their importance to the historic character of the village. Development of the site therefore has the potential to impact significantly on the setting of the conservation area and related Listed Buildings and it is important that the role played by the site in defining that setting is understood to determine its suitability for development in principle, and if so the quantum of development it may be able to accommodate together with any necessary mitigation measures. Indeed, the reason for the need for full SEA was the potential for significant environmental effects from site allocations (SEA Report, p7).

The Site Assessment for the site uses a matrix issued by South Hams District Council. This identifies the existence of the conservation area and Listed Building(s) but provides no evidence on their heritage significance. The Assessment concludes that provided heritage features can be conserved and enhanced then there is opportunity for development to enhance local character. However, the outcome of this assessment needs to inform the basis of the site allocation to ensure it is deliverable.

The SEA report in Table 4.1 (p15) provides a summary of the appraisal of Cox's Field confirming that new housing in this location has the potential to adversely affect the integrity and setting of the conservation area (see also p24). It also reiterates that development has the potential to enhance this setting if designed appropriately but provides no evidence to substantiate this assertion. Overall the assessment methodology employed concludes that development will generate "uncertain effects". While section 4.3.2 (p18) of the Report further concludes that the location of the site will minimise potential impacts on the parish's sensitive environment again it is not clear how this determination was arrived at.

Emphasis is placed on the site being well screened, and while this and the existence of intermediate buildings between it and a cluster of Grade II Listed Buildings 100m away may minimise to an effective degree any potential for harmful effect on the latter it does not automatically suggest that development will not generate harmful impact on the setting of the conservation area. It is therefore not clear how the Sustainability Appraisal is able in Appendix 4 to assert that the site allocation will not generate any significant effect or within Appendix 5 to

assert that it will generate a positive effect against the Plan's objective to conserve and enhance local heritage.

On this basis we are concerned that sufficient evidence may not exist to substantiate this policy in the Plan in order to demonstrate conformity with national planning policy in the NPPF. We appreciate that such evidence may exist in reports not made available and would therefore advise that this absence be remedied. If not readily available we would advise that it be produced to address specifically the following:

What role does the site play in defining the setting of the conservation area and thereby its heritage significance?

What will the effect of its allocation in principle be on that significance in terms of scale and nature of any harm?

How can that harm be avoided or suitably mitigated?

How does an understanding of that significance inform the number of housing units which the site is able to accommodate?

We have previously provided links to our guidance designed to help address the above which I attach again now for information.

We would be happy to be consulted again when further information is available. At the same time, confirmation of the suitability of the site from South Hams District Council's conservation team might be able to provide a simple and straightforward measure of evidential reassurance.

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>

From: Ralph Clark [mailto:ralphclark4@btinternet.com]
Sent: 16 February 2018 11:13
To: Stuart, David
Subject: Strete Draft Neighbourhood Plan

Dear Sirs,

The Strete Neighbourhood Plan is published in draft form for consultation from noon on Monday 19/02/2018 until noon on Tuesday 03/04/2018 under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

The plan can be found at www.strete.org.uk/neighbourhood/the-plan.

It is also available to view in hard copy in the parish.

Contact The Administrator for Strete Neighbourhood Plan by:

Tel: 01803 770954

email: ralphclark4@btinternet.com or in writing to:

Weatherley, Hynetown Road, Strete, Dartmouth, Devon, TQ6 0RS.

The Plan is open for comments and representations from noon on Monday 19/02/2018 until noon on Tuesday 03/04/2018.

I am contacting you either as one of those consultation bodies listed in Schedule 2 of the Regulations or because we consider that the plan may be of interest to you and your organisation.

Please respond by email to: ralphclark4@btinternet.com

or by writing to:

The Administrator, Strete Neighbourhood Plan

Weatherley, Hynetown Road, Strete, Dartmouth, Devon, TQ6 0RS.

Yours faithfully,

Ralph Clark

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 06 October 2017 13:58
To: 'Chisholm-Batten, Nick (nick.chisholm-batten@aecom.com)'
Cc: ralphclark4@btinternet.com
Subject: SEA Scoping consultation: Strete Neighbourhood Plan, Devon

Dear Nick

Thank you for your consultation on the SEA Scoping for the emerging Strete Neighbourhood Plan. I can summarise our response as follows:

1. We have had no involvement with this Plan since we offered initial generic advice in response to the designation of the Plan area in November 2015. We therefore do not know the scope of the Plan or the basis upon which South Hams District Council has determined that an SEA is required. We have looked at the Parish Council website but there are no Plan or supporting evidence documents there available to access.
2. It would therefore be helpful in Section 1.3 of the Report if the reason(s) for an SEA could be set out. This would help us appreciate the issues upon which the SEA might need to focus and what we might therefore draw attention to, especially if heritage considerations are involved. This might relate to site allocations and their potential for impact on designated heritage assets, for example. As you know, this is a request we have made on previous occasions regarding SEA Scoping for Neighbourhood Plans elsewhere.
3. Our records suggest that there are in fact 23 Grade II Listed Buildings in the Plan area. We are pleased to see that the entry on the national Heritage At Risk Register is picked up.
4. Apart from that entry there don't appear to be any issues relating to the historic environment which the Scoping exercise might usefully highlight. Are there any referred to in the Conservation Area Appraisal for example, or matters which the community has identified such as poor public realm, design of new buildings in heritage contexts, lack of maintenance or loss of aspects of local physical character etc etc?
5. Guidance on Setting; SEAs; and Site Allocations is available on our website. This can be downloaded from:

<https://historicengland.org.uk/images-books/publications/sustainability-appraisal-and-strategic-environmental-assessment-advice-note-8/>
<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/>
6. I have copied in Ralph Clark as the contact for the Plan referred to in the Report in case the intention is to include site allocation policies and liaison (with us and South Hams conservation team) over possible historic environment implications would be helpful to the community.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

From: Chisholm-Batten, Nick [<mailto:nick.chisholm-batten@aecom.com>]
Sent: 01 September 2017 10:06
To: Historic England Southwest
Subject: SEA Scoping consultation: Strete Neighbourhood Plan, Devon

Dear Historic England,

The Strete Neighbourhood Plan Steering Group is currently preparing a Neighbourhood Development Plan for Strete Parish in south Devon.

To accompany the development of the Strete Neighbourhood Plan, a Strategic Environmental Assessment is currently being undertaken to inform and influence the plan-making process.

A Scoping Report has now been prepared for the SEA.

On this basis, please find attached the Scoping Report for your comment. The consultation period will begin today (1st September 2017) and ends Friday 6th October 2017. This incorporates the statutory five week period for scoping consultation.

We look forward to Historic England's comments. In the meantime, if you have any questions on the SEA process currently being carried out for the Strete Neighbourhood Plan, please do not hesitate to get in touch.

Best regards,

Nick Chisholm-Batten

Nick Chisholm-Batten
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From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 07 December 2018 16:28
To: Ralph Clark
Cc: SW-Neighbourhood Planning
Subject: Strete Neighbourhood Plan

Dear Mr Clark

Thank you for your re-consultation on the pre-submission version of the Strete Neighbourhood Plan. Our apologies for not responding before now.

The focus of our interest in the Plan is policy SNP9 upon which we commented in detail in response to the original Regulation 14 consultation.

We note the changes to the policy as a result of the previous consultation feedback and the comments made on it in the Response Report of October 2018. It is considered that our recommendations to ensure that the Plan can demonstrate conformity with national and local policy for the protection and enhancement of the historic environment are not proportionate and that in any case the changes in the Plan obviate the need for further evidence.

The basis upon which this conclusion has been drawn is unclear. We have also looked at the comments of South Hams District Council submitted in response to the original Regulation 14 consultation and note that their advice on changes to the scope and wording of the policy would enable greater set back from the Conservation Area and a form of development that would be more easily assimilated into the sensitive landscape.

It is possible that the Council in formulating its advice availed itself of its in-house conservation expertise who have assessed the site and its potential for development from a heritage perspective and given the revised proposal and policy a clean bill of health. If so this constitutes eligible evidence and it would be sensible to capture this in tangible form to support the Plan when being submitted. If the Council has not undertaken such an exercise the issue remains as to how the setting of the conservation area has been taken into sufficient account in the site assessment and policy formulation process.

Acknowledging that the proposed changes to the policy may constitute a degree of improvement as far as lessening the potential for impact on relevant designated heritage assets is concerned we would still strongly advise that there remains a need to address the issue we have previously identified.

We have copied South Hams District Council into this email so they are aware of the issue we have raised and can provide appropriate clarification or reassurance on the points made above if possible to do so.

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>

From: Ralph Clark [mailto:ralphclark4@btinternet.com]

Sent: 21 October 2018 14:18

To: Stuart, David

Subject: Strete Neighbourhood Plan

Dear Sirs,

Changes to parts of Strete Neighbourhood Plan are published for re-consultation from noon on Monday 22/10/2018 until noon on Monday 03/12/2018 under Regulation 14 of the Neighbourhood Planning (General) Regulations 2012.

These changes are attached and supporting documents can be found at

www.strete.org.uk/neighbourhood/the-plan.

I am contacting you as one of the consultation bodies who received details of the initial Regulation 14 consultation in February 2018.

Should you have any comments on the changes please provide details by email to The Administrator at:

ralphclark4@btinternet.com

or by writing to: The Administrator, Strete Neighbourhood Plan, Weatherley, Hynetown Road, Strete, Dartmouth, Devon, TQ6 0RS.

Yours faithfully,

Ralph Clark