

Newton & Noss Neighbourhood Plan

Schedule of Responses to Regulation 16 Consultation

Newton & Noss Neighbourhood Plan was submitted to South Hams District Council on 06/11/17. The Council consulted on the submitted plan for a six week period between 09/11/2017 - 21-12-17 in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations.

The tables below set out the representations on the Newton & Noss Neighbourhood Plan made in response to consultation at Regulation 16.

TABLE 1 Responses to Regulation 16 Consultation

Representation
1. Roger Davis, Cottage Green, Newton Ferrers
If the villages wish to provide extra housing for the future I would suggest that the settlement boundaries need to be changed. I note the school for example is outside the boundary line- which has been in existence for 30 years- which seems odd as is the old piggery on my site which has planning permission.
2. David Stuart, Historic England
Thank you for your Regulation 16 consultation on the submitted Newton and Noss Neighbourhood Plan. I can confirm that there are no comments that we wish to make. Kind regards David
3. MARCUS SALMON, Environment Agency – Appendix 1
Newton & Noss Neighbourhood Plan Neighbourhood Planning regulations, Regulation 16 consultation

Thank you for your consultation of 09 November 2017 providing us with an opportunity to comment on the submission draft of the Newton and Noss Neighbourhood Plan.

We are generally supportive of the vision, objectives and policies set out in the draft neighbourhood plan. In particular we welcome the vision and objectives relating to the protection of the waterfront and estuary habitats along with addressing issues of sewerage infrastructure capacity.

We are pleased to see that the draft plan is committed to the protection of the intertidal zone, which is a Priority Habitat and an important feature of the parish. The plan also acknowledges the health and wellbeing benefits (in addition to the obvious benefits to the natural environment) that can be gained from maintaining and enhancing these important areas. As such we strongly support policy **N3P-2** regarding the protection of the Parish's waterfront.

We support policy **N3P-6** regarding drainage and flooding. We are pleased to see that the plan recognises the rapid response nature of flooding in the parish and the commitment to a drainage hierarchy which makes infiltration the preferable option (in contrast to the current draft of Joint Local Plan policy DEV37). We also welcome recognition of the issues related to the parish's sewerage infrastructure and combined sewer overflows to the estuary. It should be noted here that JLP policy DEV37 also requires that 'Development will not be permitted without confirmation that sewage / wastewater treatment facilities can accommodate or be improved to accommodate the new development, in advance of the development taking place'. We consider that policy N3P-6 would be strengthened by explicitly requiring incorporation of measures to protect water quality as well as reducing flood risk.

In view of the local issues regarding sewerage infrastructure and the Parish Council's 2017 priority 6 to protect the European Marine Site it may be prudent for policy **N3P-7** (planning obligations and commuted sums) to explicitly refer to the need for developer contributions towards improved facilities.

We are also supportive of policy **N3P-10** regarding green spaces. Green spaces and other green infrastructure can provide multi-functional benefits including for health and wellbeing, flood risk management, water quality and biodiversity.

Yours sincerely

MARCUS SALMON
Sustainable Places Planning Specialist

Direct dial 02084746289

Direct e-mail marcus.salmon@environment-agency.gov.uk

4. Keith Baldry
Member for Newton and Yealmpton

Thank you for the opportunity to see and to comment. I am content with your suggestions

5. Cllr Judy Pearce, Salcombe and Thurlestone Ward, South Hams District Council

Thank you Mandy, I am happy with the comments and wish Newton and Noss NP well with the examination. It is really heartening to have several plans reaching their final stages now.

Kind regards
Judy

6. Carol Reeder, Lead Advisor – Planning Policy, Devon, Cornwall and Isles of Scilly Team, Natural England – **Appendix 2**

Newton and Noss Neighbourhood Plan, Submission Plan

Thank you for your consultation on the above dated 09 November 2017

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.

The Plymouth Sound and Estuaries Special Area of Conservation (SAC) lies adjacent to the coast and is at risk from recreational disturbance. Through work on the Plymouth and South West Devon Joint Local Plan (JLP) the JLP authorities have identified zones of influence, within which development is likely to give rise to recreational disturbance. The zones of influence include the Noss and Newton Neighbourhood Plan area. This matter and measures for mitigation (including are addressed through policy in the emerging Plymouth and South west Devon Local Plan (proposed policy SPT13) and the means of delivering the required mitigation and the required levels of developer contributions, will be identified in the Plymouth Policy Area and Thriving Towns and Village Policy Area Supplementary Planning Document (SPD). For information we suggest that reference to the emerging SPD and the likely need for developer contributions be referred to in Plan text.

The Neighbourhood Plan seeks to extend the settlement boundary to include two new areas (shown as A & B on the map on page 13). However we note that development at site A is already completed and that a decision to grant planning permission subject to conditions was delegated to the Council's Development Management lead and the committee chairman in August 2017 (South Hams Development management Committee, 2nd August 2017, agenda item 6F). On that basis the proposed settlement boundary would appear to reflect the extent of development currently permitted or completed and 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.

7. Mandy Goddard | Neighbourhood Planning Officer – Appendix 3

South Hams District Council | West Devon Borough Council

The Newton and Noss Neighbourhood Plan was submitted to South Hams District Council on 31st October 2017. 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 09th November and 21st December 2017.

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

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

Full details of concerns in Appendix