

www.southhams.gov.uk

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



To the clerks of:

Buckland Tout Saints
Frogmore-Sherford Parish
Charleton Parish;
Malborough Parish
South Huish Parish
South Milton Parish Thurlestone
Aveton Gifford & Ringmore Parish
Loddiswell Parish
Woodleigh Parish

19th September 2018

Dear Sir/Madam,

Application to designate a Neighbourhood Plan area for Kingsbridge, West Alvington & Churchstow.

South Hams District Council has received an application to designate a Neighbourhood Plan area in the areas above as part of the process of preparing a Neighbourhood Plan for the parish. Details about this application can be found on the <https://www.southhams.gov.uk/article/3882/Neighbourhood-Development-Plans-and-Orders>

This application adjoins your parish boundary and we would ask you to consider the proposed plan area and let us have any comments about whether you think it is an appropriate area or not.

The application to designate a plan area is open for consultation for a period of 6 weeks and the deadline for any comments is **7th November 2018**. Comments should be sent to the Neighbourhood Planning Team at Follaton House, Plymouth Road, Totnes, TQ9 5NE or emailed to neighbourhood.planning@swdevon.gov.uk.

Please do not hesitate to contact us should you wish to discuss this application further.

Yours sincerely

S.Packham

Neighbourhood Planning
South Hams District Council and West Devon Borough Council

Justin Davey

From: Gallacher, Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>
Sent: 25 September 2018 09:16
To: SW-Neighbourhood Planning
Cc: Parish, Sally
Subject: Kingsbridge, West Alvington & Churchstow Neighbourhood Plan - Highways England comments

Dear Neighbourhood Planning team

Thank you for providing Highways England with the opportunity to comment on the designation of Kingsbridge town, West Alvington and Churchstow parishes as a combined neighbourhood plan area. Highways England is responsible for operating, maintaining and improving the strategic road network, which in this case comprises the A38 trunk road which passes some distance to the north of the proposed plan area. We therefore have no comments with regard to the proposed designation.

Regards
Gaynor

Gaynor Gallacher
South West Operations, Performance Assurance & Business Support
Highways England | Ash House | Falcon Road, Sowton Ind. Estate | Exeter | EX2 7LB
Tel: +44 (0) 300 4704376
Web: <http://www.highways.gov.uk>
GTN: 0300 470 4376

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Highways England Company Limited | General enquiries: 0300 123 5000 | National Traffic Operations Centre, 3 Ridgeway, Quinton Business Park, Birmingham B32 1AF |
<https://www.gov.uk/government/organisations/highways-england> | info@highwaysengland.co.uk

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Historic England

Sarah Packham
Neighbourhood Planning
South Hams District Council
Follaton House
Plymouth Road
Totnes
Devon
TQ9 5NE

Our ref: PLo0481200
Your ref:
Telephone 0117 975 0680
Email david.stuart@historicengland.org.uk

6th November 2018

Dear Ms Packham

NEIGHBOURHOOD AREA CONSULTATION – KINGSBRIDGE, WEST ALVINGTON & CHURCHSTOW

Thank you for giving notice that an application has been received to designate Kingsbridge, West Alvington and Churchstow as a Neighbourhood Area under Part 2 of the Neighbourhood Planning (General) Regulations 2012.

Historic England has no objection to this proposal.

We would like to take the opportunity of the consultation to outline the range of support Historic England is able to offer in relation to Neighbourhood Plans. It would be helpful if this response can be copied to the Parish Council for their information.

Research has clearly demonstrated that local people value their heritage and Neighbourhood Plans are a positive way to help communities care for and enjoy the historic environment.

Historic England is expecting that as Neighbourhood Planning Forums come to you to seek advice on preparing Neighbourhood Plans they will value guidance on how best to understand what heritage they have, as well as assistance on preparing appropriate policies to secure the conservation and enhancement of this local heritage resource.

Information held by the Council and used in the preparation of your Core Strategy/Local Plan is often the starting point for Neighbourhood Plans. Other useful information may be available from the Historic Environment Record Centre or local environmental and amenity groups. For example, our records indicate that the area contains 6 Grade I, 5 Grade II* and



Historic England, 29 Queen Square, Bristol BS1 4ND
Telephone 0117 975 1308 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



159 Grade II Listed Buildings, and 1 Scheduled Monument. Historic England also publishes a wide range of relevant guidance. Links to these can be found in the appendix to this letter.

Plan preparation also offers the opportunity to harness a community's interest in the historic environment by getting them to help add to the evidence base, perhaps by creating and or reviewing a local heritage list, inputting to the preparation of conservation area appraisals and undertaking or further deepening historic characterisation studies.

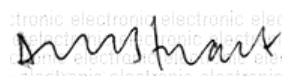
Historic England has a statutory role in the development plan process and there is a duty on either you as the Local Planning Authority or the Neighbourhood Planning Forum to consult Historic England on any Neighbourhood Plan where our interests are considered to be affected as well as a duty to consult us on all Neighbourhood Development Orders and Community Right to Build Orders.

Historic England will target its limited resources efficiently. We will directly advise on proposals with the potential for major change to significant, nationally important heritage assets and their settings. Our local offices may also advise communities where they wish to engage directly with us, subject to local priorities and capacity.

Historic England fully recognises that the neighbourhood planning process is a locally-led initiative and communities will shape their own neighbourhood plan as informed by the issues and opportunities they are most concerned about and relevant to the local area. As a national organisation we are able to draw upon our experiences of neighbourhood planning across the country and information on our website might be of initial assistance <http://www.historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>. It is envisaged that the website will be progressively updated to share good practice in the management of the historic environment through neighbourhood planning.

Should you wish to discuss any points within this letter, or if there are issues about this Neighbourhood Plan Area where the historic environment is likely to be of particular interest, please do not hesitate to contact me.

Yours sincerely



David Stuart
Historic Places Adviser



Historic England, 29 Queen Square, Bristol BS1 4ND
Telephone 0117 975 1308 HistoricEngland.org.uk

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Appendix

The National Heritage List for England: a full list with descriptions of England's listed buildings: <http://www.historicengland.org.uk/advice/hpg/heritage-assets/nhle>

Heritage Gateway: includes local records of historic buildings and features
www.heritagegateway.org.uk

Historic England's Advice by topic: you can search for advice on a range of issues relating to the historic environment in the Advice section of our website

Heritage Counts: facts and figures on the historic environment
<http://hc.historicengland.org.uk>

HELM (Historic Environment Local Management) provides accessible information, training and guidance to decision makers whose actions affect the historic environment.
www.helm.org.uk or www.helm.org.uk/communityplanning

Heritage at Risk programme provides a picture of the health of England's built heritage alongside advice on how best to save those sites most at risk of being lost forever.
<http://www.historicengland.org.uk/caring/heritage-at-risk>

Placecheck provides a method of taking the first steps in deciding how to improve an area.
<http://www.placecheck.info/>

The Building in Context Toolkit grew out of the publication 'Building in Context' published by English Heritage and CABE in 2001. The purpose of the publication is to stimulate a high standard of design when development takes place in historically sensitive contexts. The founding principle is that all successful design solutions depend on allowing time for a thorough site analysis and character appraisal of context. <http://building-in-context.org/toolkit.html>

Knowing Your Place deals with the incorporation of local heritage within plans that rural communities are producing,
<https://www.historicengland.org.uk/images-books/publications/known-your-place/>

Planning for the Environment at the Neighbourhood Level produced jointly by English Heritage, Natural England, the Environment Agency and the Forestry Commission gives ideas on how to improve the local environment and sources of information.
<http://publications.environment-agency.gov.uk/PDF/GEHO0212BWAZ-E-E.pdf>

Good Practice Guide for Local Heritage Listing produced by English Heritage uses good practice to support the creation and management of local heritage lists.
<https://www.historicengland.org.uk/images-books/publications/good-practice-local-heritage-listing/>

Understanding Place series describes current approaches to and applications of historic characterisation in planning together with a series of case studies
<http://www.helm.org.uk/server/show/nav.19604:>



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Telephone 0117 975 1308 HistoricEngland.org.uk

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Justin Davey

From: Consultations (MMO) <Consultations.MMO@marinemanagement.org.uk>
Sent: 19 September 2018 15:41
To: SW-Neighbourhood Planning
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 Inshore and Offshore marine plans](#) were published on the 17th July 2018, becoming a material consideration for public authorities with decision making functions. The South Inshore and South Offshore Marine Plans cover the coast and seas from Folkestone to the River Dart in Devon. For further information on how to apply the South Inshore and South Offshore Marine Plans 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 Managed Aggregate Supply System (MASS) 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 MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.

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

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

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



Statutory Consultees Notification

19th September 2018

Dear Sir or Madam,

Application to designate a neighbourhood plan area for Kingsbridge, West Alvington & Churchstow

South Hams District Council has received an application to designate a neighbourhood plan area as per above. These plans will consider how and where future development could take place. Details about this application can be found on the <https://www.southhams.gov.uk/article/3882/Neighbourhood-Development-Plans-and-Orders>.

Would you please consider the proposed plan area and let us have any comments about whether you think it is an appropriate area or not. **It would also be helpful if you could identify at this early stage whether there are any known constraints to new development in these parishes.**

The application to designate a plan area is open for consultation for a period of 6 weeks and the deadline for any comments is **7th November 2018**. Comments should be sent to the Neighbourhood Planning at Follaton House, Plymouth Road, Totnes, TQ9 5NE or emailed to neighbourhood.planning@swdevon.gov.uk.

Please do not hesitate to contact us should you wish to discuss this application further.

Yours sincerely

S.Packham

Neighbourhood Planning
South Hams and West Devon Borough Council

Justin Davey

From: Developer Services Planning <DeveloperServicesPlanning@southwestwater.co.uk>
Sent: 27 September 2018 12:58
To: SW-Neighbourhood Planning
Subject: RE: Neighbourhood Plan designation consultation - Kingsbridge, West Alvington & Churchstow

I refer to the above and would advise that South West Water has no comment at this stage other than to confirm there are no specific constraints within the settlements that would prevent further development.

Regards

Martyn Dunn Development Coordinator



South West Water

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: 19 September 2018 15:41

To: Roger English; BT open reach (newsitereceptiongeneral@openreach.co.uk); COAL authority; ee; Environment agency; Environment Agency (2); Exeter City Council NP Dept; Gas utilities; General inbox highways England; General inbox Historic England; Highways England; Highways England Gaynor; Historic England (David.Stuart@historicengland.org.uk); homes & communities; IDF; Marine Management UK (Consultations.mmo@marinemanagement.org.uk); Mono Consultants ; Natural England; Natural England (2); network rail; New Devon CCG; NHS; Roger English; CVS; Developer Services Planning; three; vodafone & o2; West Devon CVS; Western Power

Cc: SW-Neighbourhood Planning

Subject: Neighbourhood Plan designation consultation - Kingsbridge, West Alvington & Churchstow

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

Working days - Tuesday, Wednesday, Thursday





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