

**SOUTH MILTON NEIGHBOURHOOD PLAN  
CONSULTATION STATEMENT**

**SOUTH MILTON  
NEIGHBOURHOOD PLAN 2019-34  
MODIFICATION OF HOUSING POLICIES**

**Consultation Statement**



**April 2022**

# SOUTH MILTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

Prepared by the South Milton Parish Council

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# SOUTH MILTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

## 1 Background

1.1 This Consultation Statement sets out the consultation processes carried out during the preparation of the modification to the housing policies set out in the South Milton Neighbourhood Plan (SMNP), adopted in 2019.

1.2 Holiday homes are vital to a thriving tourism industry in the South West and no more so than in the South Hams. There however comes a time when too many holiday homes can have an adverse impact on local communities, when local people can no longer find properties to buy or rent at an affordable price. Over time, the local people needed to work in the tourism industry and provide essential services will decline. Clearly this is not sustainable.

1.3 In response to local disquiet to an ever increasing number of holiday homes, the South Milton Parish Council decided in January 2022 to repeat a survey of holiday homes in the parish. The original survey was carried in 2015 during preparation of the SMNP. The findings of the Parish Council surveys are summarised in Table 1.

**Table 1: Changes in dwellings in South Milton Parish between 2015 and 2022.**

Dwellings	2015	2022	Change
Dwellings	247	247	0
Of which second homes or 'no usual residents'	77	85	8
% of second homes or 'no usual residents'	31%	34%	3%
Of which second homes or 'no usual residents' located in the main village	43	51	8
% of second homes or 'no usual residents' located in the main village	17%	21%	4%

Source: Parish Council Survey

For reference, the 2011 census showed there were 247 dwellings in the parish of which 72 (29%) were second homes or had no usual residents.

1.4 The surveys showed that between 2015 and 2022, the overall proportion of second homes had grown by 10% from 31% to 34%. The additional eight second homes are all in the main village, increasing the total from 43 in 2015 to 51 in 2022, an increase of 20%. The number of second homes by the coast has remained static at 34 over the same period – there are very few dwellings in this area which are not already second homes.

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- 1.5 Based on this evidence, the Parish Council concluded that modification of the SMNP housing policies was required to control the proportion of second homes, as unchecked growth could affect the economic and social wellbeing of the community.

### 2 **The Housing Policies Modification Proposal**

- 2.1 The imposition of a principal residence requirement is undoubtedly a necessary and proportionate response to this issue, and has been recognised at national, district and local level. For example, a principal residence policy has already been adopted in the adjacent /close by parishes of Thurlestone, Salcombe, Malborough and South Huish. Salcombe are currently seeking to modify their existing policy to require that securing such restrictions is achieved solely by 106 Agreement rather than condition. It is understood that Malborough and South Huish will follow suit if Salcombe are successful.
- 2.2 For South Milton, the Parish Council concluded that an additional policy on principal residence was required to supplement the housing policies in the SMNP. The additional policy (H5) is set out below. This was based on a principal residence policy set out in the neighbourhood plan for the adjacent parish of Thurlestone which was adopted in 2018. For South Milton, Clause 3 of the principal residence policy was however amended to clarify that it includes both conversion and replacement of existing dwellings.

#### **POLICY H5 – PRINCIPAL RESIDENCE REQUIREMENT**

1. Proposals for open market housing (excluding one for one replacement dwellings) will be supported where there is a Section 106 agreement to ensure occupancy as a principal residence. A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to, being registered on the local electoral roll, at the local school or for local healthcare.
2. Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.
3. Where proposals for the replacement or conversion of existing dwellings by more than the number of existing dwellings is approved, the additional properties will be subject to a Section 106 agreement to ensure occupancy as a principal residence.

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Adoption of this additional policy requires minor amendments to existing SMNP Policies H1 and H4 to make them consistent with the additional Policy H5.

### **Policy H1: Land allocation policy for housing**

The following will be added to Clause 2, bullet 3 after 'sole or principal residences':

“as set out in Policy H5”

### **Policy H4: General Housing Policy**

The following bullet will be added at the end of the first list:

- It complies with Policy H5

The following sentence shall be deleted from first bullet in the second list:

“For open market housing.... as a sole or principal residence”

- 2.3 The Parish Council's justification for the additional policy was as follows:
- To help meet the housing needs of local people and prevent the further migration of young working people out of the parish in search of cheaper housing
  - To contribute to a more active, vibrant year-round community
  - To support local schools, shops, services and facilities
  - To enhance and maintain the vitality of the parish as a whole.
- 2.4 At the South Milton Parish Council meeting on 24 January 2022, it was agreed that the proposed additional policy should be adopted, requiring a principal residence requirement for open market housing in South Milton Parish.

## **3 Consultation**

- 3.1 Following advice of the Local Authority (LA), the Parish Council agreed that the proposed modification will not have any impact on the intentions of the SMNP and in fact will provide additional security to enable the SMNP to deliver on its requirement for more local housing and fewer second homes. The LA also advised that a six-week consultation would be required on the proposed modification.
- 3.2 On the advice of the LA, the Parish Council prepared a document setting out the details of the proposed additional housing policy and minor modifications, together with the background and justification for the additional policy. The full document is included in Appendix 1.
- 3.3 The Parish Council also prepared a document setting out the process for consultation. The full document is included in Appendix 2.

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3.4 The consultation period commenced on 7 March 2022 and ended on 18 April 2022. These documents were sent by email to all statutory consultees on a list provided by the LA. The statutory consultees are listed in Appendix 3. These documents were made available on the Parish Council website, by email with hard copies available in the village hall. The open consultation was advertised through the following:

- The LA website.
- The Parish Council website.
- The village newsletter.
- The village Facebook page.
- The local newspaper (Kingsbridge Gazette).
- Email to all on the village emailing list.
- Email to all on the village neighbourhood watch emailing list.
- Posters at prominent locations around the parish.
- By word of mouth at village events.

### **4 Consultation Response**

4.1 Twenty five responses to the open consultation were received by email by the closing date of 18 April 2022. The comments are set out in Appendix 3. Only three of the statutory consultees provided material comments on the modification proposals, a few provided holding responses, but most did not respond. A list of the statutory consultees and their responses are set out in Annex A of Appendix 3.

4.2 All but one of the responses to the open consultation (96%) supported the proposed additional housing policy and minor modifications to existing SMNP housing policies. The comments and the Parish Council's responses to each are tabulated in appendix 3.

4.3 One consultee opposed the proposed modifications as he had reservations that they would prove effective. He set out his detailed reasons based on his experience in housing development. His principal reason for opposing the modification was that it would limit the amount of new housing that would be built in the parish, to the overall detriment of the community. The Parish Council's view is that he made some good points but in the specific circumstances of South Milton Parish, these were not valid. The main reason for the Parish Council's stance is that a site was allocated in the SMNP for 18 dwellings, six of which are to be affordable, six self-build and six open market. Furthermore, there is an on-going development in the parish at Wakeham Farm which

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includes seven refurbished properties currently on sale (only one was habitable prior to the refurbishment) and four new open market houses (awaiting planning approval). These two developments will provide 28 additional dwellings and increase the housing stock by more than 10% during the period covered by the Neighbourhood Plan (to 2034). This number of additional properties is considered more than adequate for South Milton parish and exceeds the target set out in the SMNP. The Parish Council considers that, on balance, adding the housing policy on permanent residency for new/additional homes is the right way forward for South Milton parish. His detailed comments and the Parish Council's response to each are set out in Appendix 3.

- 4.4 The three statutory consultees that provided a material response were from the neighbouring parishes of Malborough, South Huish and West Alvington. Each supported the proposed modifications.

### **5 Conclusions**

- 5.1 At a meeting on 25 April 2022, the Parish Council concluded that a comprehensive and transparent consultation process had been carried out with local residents, businesses and statutory bodies on the proposed modifications to the housing policies in the SMNP.
- 5.2 At the meeting on 25 April 2022, the Parish Council discussed the responses to the open and statutory consultation and, reviewed and endorsed the responses to the comments received. As the additional housing policy and minor modifications to the existing SMNP policies had received overwhelming support (96%) from the open consultation, the Parish Council resolved to proceed with the next stage of implementing the modifications.

# **APPENDIX 1**

## **MODIFICATION OF HOUSING POLICIES PROPOSAL**



# SOUTH MILTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

## Modification of Housing Policies

### Background

The South Milton Neighbourhood Plan (SMNP) policies and allocation of land for development of up to 18 houses were designed to control development in the parish. A third of the houses in the allocated development site are to be rented to local people with the remainder to be sole or principal residences. Since the SMNP was adopted in 2019, the opportunities and pressures for working from home and the desire for more living/garden space has led to migration out of urban areas. This has significantly increased demand for property in the West Country, particularly in parishes like South Milton.

Based on comments to Parish Councillors, the general sentiment in the parish is that building additional second homes and/or holiday lets will adversely affect the economic and social wellbeing of the community. According to the 2011 census, 72 (29%) dwellings in the parish were second homes. A survey carried out by the Parish Council in 2015 identified 77 (31%) second homes. The Parish Council survey was repeated in January 2022 and identified a further eight second homes, increasing the total to 85 (34%). All these additional second homes are in the main village away from the coast, increasing the total to 51 (21%). There is a fear that South Milton could become a “ghost” village in the winter if the proportion of second homes increases further. Details of the housing data are included in Appendix A.

Another consideration is the large gap between earnings and house prices in the parish, largely driven by the demand for second homes.

The imposition of a principal residence requirement is undoubtedly a necessary and proportionate response to this issue, and has been recognised at national, district and local level. For example, a principal residence policy has already been adopted in the adjacent /close by parishes of Thurlestone, Salcombe, Malborough and South Huish. Salcombe are currently seeking to modify their existing policy to require that the securing such restrictions is achieved solely by 106 Agreement rather than condition. It is understood that Malborough and South Huish will follow suit if Salcombe are successful.

At the South Milton Parish Council meeting on 24 January 2022, it was agreed that a new policy should be adopted requiring a principal residence requirement for open market housing in South Milton Parish.

### Additional Policy

It is proposed that the following additional policy is adopted to confirm the principal residence requirements for open market housing in South Milton Parish. This policy has been copied from the Thurlestone Neighbourhood Plan which was adopted in 2018. Clause 3 of the policy has however been amended to clarify that it includes both conversion and replacement of existing dwellings.

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### POLICY H5 – PRINCIPAL RESIDENCE REQUIREMENT

1. Proposals for open market housing (excluding one for one replacement dwellings) will be supported where there is a Section 106 agreement to ensure occupancy as a principal residence. A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to, being registered on the local electoral roll, at the local school or for local healthcare.

2. Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.

3. Where proposals for the replacement or conversion of existing dwellings by more than the number of existing dwellings is approved, the additional properties will be subject to a Section 106 agreement to ensure occupancy as a principal residence.

#### **Justification for Additional Policy**

Justification:

- To help meet the housing needs of local people and prevent the further migration of young working people out of the parish in search of cheaper housing
- To contribute to a more active, vibrant year-round community
- To support local schools, shops, services and facilities
- To enhance and maintain the vitality of the parish as a whole.

#### **Amendment of Existing Policies H1 and H4**

The following amendments will be required to Policies H1 and H4 to make them consistent with the additional Policy H5 – see Appendix B for full text of these policies.

Policy H4: Land allocation policy for housing

The following will be added to Clause 2, bullet 3 after 'sole or principal residences':

“as set out in Policy H5”

Policy H4: General Housing Policy

The following bullet will be added at the end of the first list:

- It complies with Policy H5

The following sentence shall be deleted from first bullet in the second list:

“For open market housing.... as a sole or principal residence”

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### APPENDIX A – HOUSING DATA

Data from the 2001 and 2011 censuses on households, dwellings and second homes in the parish are set out in Table A.1. These show that the number of second homes increased by 21 between the two censuses and the percentage of the second homes increased from 24% to 29%.

**Table A.1: Changes in dwellings in South Milton Parish between 2001 and 2011.**

Dwellings	2001	2011	Change
Households	167	175	8
Dwellings	221	247	26
Of which second homes or 'no usual residents'	51	72	21
% of second homes or 'no usual residents'	24%	29%	5%

Source: ONS Census data

During preparation of the Neighbourhood Plan in 2015, a survey was conducted by the Parish Council and identified 77 second or holiday homes (31% of total number of dwellings). The survey was repeated in January 2022 when the total number of second homes identified was 85 (34% of the total number of dwellings). The additional eight, second homes are all in the main village, increasing the total from 43 in 2015 to 51 in 2022. The number of second homes by the coast has remained static at 34 over the same period – there are very few dwellings in this area which are not already second homes.

**Table A.2: Changes in dwellings in South Milton Parish between 2015 and 2022.**

Dwellings	2015	2022	Change
Dwellings	247	247	0
Of which second homes or 'no usual residents'	77	85	8
% of second homes or 'no usual residents'	31%	34%	3%
Of which second homes or 'no usual residents' located in the main village	43	51	8
% of second homes or 'no usual residents' located in the main village	17%	21%	4%

Source: Parish Council Survey

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## APPENDIX B – HOUSING POLICIES H1, H3 and H5

If the proposal to add a policy to the South Milton Neighbourhood Plan (SMNP) on principal residency requirements is adopted, policies H1, H4 and H5 will be as set out below. SMNP Policies H2 and H3 will remain the same.

### **Policy H1: Land allocation policy for housing**

The selected site known as The Dairy, Milton Lane, is allocated for a maximum of 18 houses or flats during the plan period to meet local needs. The development of The Dairy shall meet the following criteria:

1. The development of this site shall be for housing and carried out in accordance with strategic policies:
  - There shall be an appropriate mix including one and two bedroom units as well as larger three or four bedroom homes with 20 per cent of the total number of units designed for disabled access;
  - The development shall be well designed and built in accordance with Strategic Policy and NPPF guidance, be no more than two storeys in height, use traditional materials (such as brick, timber and stone), incorporate energy efficiency measures (insulation, secondary glazing and preferably renewable energy sources) and complement the character and sense of place of the parish;
  - The layout and design shall minimise the impact on the surrounding landscape, should fully respect existing heritage assets, and should include appropriate tree planting and landscaping;
  - Applications for development shall be supported by a comprehensive appraisal of heritage impacts.
2. The following community benefits are necessary to make the development acceptable:
  - A third of units shall be affordable and rented to people with local connections by a housing association using Devon Home Choice criteria;
  - A third of plots shall be made available to individual purchasers wishing to self-build (including custom housebuilding) their own homes;

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- A planning condition shall be included to ensure the open market and self-build houses are occupied as 'sole or principal residences' as set out in Policy H5;
- The existing trees and hedges shall be protected, where practicable, and extended where necessary in order to limit the visual impact of the development from Milton Lane;
- A planning condition shall be included that confirms the fields on three sides immediately adjacent to the site continue to be used for agricultural purposes (i.e. for grazing or the production of other crops), thus acting as a 'buffer' to further development (as indicated on Figure 7.1);
- Confirmation as part of a legal agreement that the existing barn buildings on the site are relocated outside the current owner's landholding in South Milton parish;
- The development of the site may be phased over a number of years so long as the community benefits are implemented to an agreed schedule;
- The provision of car parking and a footpath/ cycleway as set out in policy H2 below.

### **Allocation**

For the affordable housing the Parish Council requires written confirmation that the Devon Home Choice local connection criteria for rural areas are being strictly applied to the affordable housing: Residence in the parish for three out of five preceding years; lived in parish for six out of 12 months preceding allocation; immediate family have lived in the parish for five years; permanent employment in the parish.

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### **Policy H4: General Housing Policy**

An application for development will be supported only where it fully meets the following criteria:

- It fully respects the cultural and environmental heritage of the parish, particularly where development takes place within or adjacent to listed buildings, Conservation Areas, and other environmental designations;
- It respects existing entry points to the village and does not adversely affect protected views to and from the village, particularly on the seaward side, as set out in policies E&CM1 and 2;
- It is well designed and constructed to reflect, and where possible make a positive contribution to, the character and appearance of the parish in terms of scale, height, materials and layout, and to reinforce a strong sense of place;
- It complies with Policy H5;

For developments of five or more housing units the following additional criteria will apply:

- It should provide a mix of homes taking into account objectively identified housing needs, and includes an element of affordable and elderly housing as specified in the JLP. It is subject to a S106 legal agreement or suitable planning conditions, ensuring that it will remain an affordable dwelling(s) for local people in perpetuity. For rented affordable housing Devon Home Choice criteria should apply;
- Where applicable, it should include other benefits to the wider community, such as community facilities, car parking, play space, appropriate landscaping and open space.

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### **POLICY H5: Principal Residency Requirement**

1. Proposals for open market housing (excluding one for one replacement dwellings) will be supported where there is a Section 106 agreement to ensure occupancy as a principal residence. A principal residence is defined as a dwelling occupied as the resident's sole or main residence, where the resident spends the majority of their time when not working away from home. Proof of principal residence includes, but is not limited to, being registered on the local electoral roll, at the local school or for local healthcare.
2. Proposals for open market housing (excluding one for one replacement dwellings) without a requirement to ensure occupancy as a principal residence will not be supported.
3. Where proposals for the replacement or conversion of existing dwellings by more than the number of existing dwellings is approved, the additional properties will be subject to a Section 106 agreement to ensure occupancy as a principal residence.

# **APPENDIX 2**

## **MODIFICATION PROPOSAL CONSULTATION**



# SOUTH MILTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

## South Milton Neighbourhood Plan Modification Proposal Consultation

South Milton Parish Council (SMPC) propose to modify the 'Made 2019' South Milton Neighbourhood Plan (SMNP). This modification relates solely to the addition of Policy H5: Principal Residency Requirement, and minor amendments to existing Policies H1 and H4 to make them consistent with Policy H5.

In the opinion of the Parish Council, this modification is necessary to control the growth second homes in the parish but will not change the nature of the SMNP. The modification is required as the proportion of second homes has grown by 10% from 31% to 34% between 2015 and 2022 and unchecked growth could affect the economic and social wellbeing of the community.

SMPC do not consider that the proposed modification will have any impact on the intentions of the Plan and in fact will provide additional security to enable the Plan to deliver on its requirement for more local housing and less second homes. SMPC voted unanimously to approve the modification at a council meeting on 24 January 2022.

SMPC is consulting on the Modification Proposal which will commence **at 09.00 on Monday 7 March 2022 and must end at 18.00 on Monday 18 April 2022.**

Your views can be sent electronically to the Parish Clerk at [south.milton@gmail.com](mailto:south.milton@gmail.com) or in paper format to Parish Clerk, C/O 169 Cumber Close, Malborough, Kingsbridge, Devon TQ7 3DE and must be received by 18.00 on Monday 18 April 2022.

The Modification Consultation Statement is available in the Planning Information section of the SMPC website - <http://www.southmiltonparishcouncil.uk>. Paper copies are available at the Village Hall.

*Paul Booker  
Chairman  
South Milton Parish Council  
March 2022*

# **APPENDIX 3**

## **RESPONSES TO COMMENTS**

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### Introduction

The South Milton Neighbourhood Plan (SMNP) was adopted in April 2019. A survey carried out by the Parish Council in 2015 during preparation of the SMNP identified 77 (31%) second homes. The Parish Council survey was repeated in January 2022 and identified a further eight second homes, increasing the total to 85 (34%).

The Parish Council considered that such an increase in second homes was not sustainable and at a council meeting on 24 January 2022, it was agreed that a new policy should be adopted requiring a principal residence requirement for open market housing in South Milton Parish.

The Modification Consultation Statement was made available in the Planning Information section of the SMPC website - <http://www.southmiltonparishcouncil.uk>. The documents were also circulated electronically by email. Paper copies were made available at the Village Hall.

Consultation on the Modification Proposal was widely publicised and commenced at 09.00 on Monday 7 March 2022 and ended at 18.00 on Monday 18 April 2022. Comments could be sent electronically or on paper to the Parish Clerk. All comments were received by email.

The comments submitted during the open consultation and responses are set out in the following table.

In addition to the open consultation, the Modification Statement Proposal was sent by email to the Statutory Consultees identified by South Hams District Council. Most did not respond and the only material responses were from Malborough, South Huish and West Alvington Parish Councils who each supported the Proposal. A summary of the statutory consultees and their comments is included in Annex A.

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No	Who	Email Date	Comment	Response
1	Mick & Jane Howey	8/3/22	Please note that we (Mick and Jane Howey) are in total agreement with the proposals to Apply Principal Residency Requirements to all future new building and residential developments within the area covered by the South Milton Village Plan and furthermore believe that all relevant planning approvals should apply to any such development in perpetuity not simply for the initial purchase of the property.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
2	Maggie Ryder	7/3/22	I am fully in agreement with the proposed changes.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
3	Paul Davies	7/3/22	Please note that I fully support the proposed change to the SMNP as proposed on 7 March 2022	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
4	Nick Alford	10/3/22	<p>I am writing to express my views on the proposed modifications to the Neighbourhood Plan.</p> <p>Whilst I totally understand the concerns of many people regarding the gradual increase in the proportion of second homes in the South Hams and the parish itself, I do not agree with the proposed amendments to the Neighbourhood Plan.</p> <p>In my view they will achieve very little if anything to change the statistics for the following simple reasons:</p>	<p>The Parish Council thanks you for your detailed comments</p> <p>The Parish considered the points you raised in drawing up the proposed amendment and on balance thought it would be beneficial for the reasons set out below in respect of the points you have raised.</p> <p>1: Agree</p>

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No	Who	Email Date	Comment	Response
			<p>1: Currently 100% of the housing stock is unrestricted and will continue to be so, such that any house can become a second home.</p> <p>2: One for one redevelopments will still be permitted so will not stop the current trend.</p> <p>3: The restriction will reduce the likelihood of new houses being built, beyond those being redeveloped by wealthy individuals, who are more likely to be second home owners, able to write off the value of the existing house being demolished.</p> <p>4: A more progressive policy should be to encourage the increase in supply which will reduce high prices and allow more people to live in the area.</p>	<p>2: Agree</p> <p>3: Disagree. There are currently seven refurbished properties on the market at Wakeham Farm (only one was habitable prior to the refurbishment). A further four houses are due to be built on the Wakeham site, if planning approval is secured. There are a further eighteen properties to be built at Dairy Site allocated in the SMNP. This will increase the housing stock by 28 or more than 10% during the period covered by the Neighbourhood Plan (to 2034). This number of additional properties is considered more than adequate for South Milton parish and exceeds the target set out in the SMNP.</p> <p>4: See response to 3.</p>

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No	Who	Email Date	Comment	Response
			<p>4: It is also a myth that larger scale housing schemes of more than 1 property don't get bought by permanent residents. I have been involved in the delivery of approximately 22 houses over the last 5 years in Salcombe and Frogmore. The sites previously had 4 houses on them and a run down former hotel. We have now created 22 houses, increasing the stock to those communities without the need to build on agricultural land. At least 6 of the properties are occupied by permanent residents (6 of the houses are still under construction so it is not yet clear if they will be permanently occupied or second homes). Therefore the number of families living in those communities permanently has increased, whilst the second homes are used far more all year round than the dilapidated, poorly insulated, properties they replaced. Furthermore, some of the previous residents have remained in the town where they previously lived.</p> <p>5: I fully support larger scale housing schemes being obliged to provide affordable housing, especially on windfall agricultural sites which would not otherwise be regarded favourably for planning consent. However small scale brownfield schemes will be uneconomic if a permanent residents restriction is applied. Instead of increasing the stock of houses, existing properties will be replaced on a one for one basis by wealthy buyers, more likely to use it as a second home. We already find we cannot compete with individual buyers on small sites with the potential to provide two houses, as we are often outbid by people looking to replace 1</p>	<p>4: Your positive experience is noted, and hopefully will be repeated. The outcome of the sales of the properties at Wakeham Farm will be monitored by the Parish Council.</p> <p>5: Your points are noted the housing stock is due to increase by more than 10% in the remaining period covered by the SMNP. It should be noted that this rate is nearly three times faster than historically - a survey carried by the Parish Council in 2015 showed that the new houses were built at an average rate of around one per year</p>

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No	Who	Email Date	Comment	Response
			<p>dwelling for a larger second home. A permanent residents restriction will reduce end values by at least 25%, thus leaving second home buyers to outbid anyone trying to build more than 1 house.</p> <p>6: We are faced with the same restriction in adjoining parishes and as a result we anticipate that we will curtail our construction and investment activity once our existing schemes have been completed. The knock on effect will be a reduction in the employment of local labour and building supply companies. Currently we employ 20-30 people all year round and are one of the major customers for the main building supply companies in the area. All this income and investment in the local economy will disappear.</p> <p>7: Similar restrictions have not had the desired effect in St Ives. House prices have continued to rise, with the existing stock gradually being converted to second homes and development activity has reduced enormously. That means builders lose their jobs or are forced to travel or move out of the area. Little consideration seems to be given, when these policies are introduced, to the huge numbers of local builders, suppliers and tradesmen who live in the Kingsbridge/Salcombe area and provide support for the local economy. Far more people are builders than fishermen, yet only the latter are seen as a cause worth fighting for.</p>	<p>over the preceding 35 years. The Parish Council considers that there is no need to further increase house building in this parish.</p> <p>6: Noted but based on current experience in this parish it appears the demand for builders exceeds supply.</p> <p>7: The situation in this parish will be monitored, particularly with reference to the upcoming developments at Wakeham Farm and the Dairy. See also response to 6.</p>

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No	Who	Email Date	Comment	Response
			<p>So what is the answer?</p> <p>I accept that measures are needed to encourage permanent residents. Technology is now enabling people to work from home or in remote locations. Little research is given to understanding whether people are now spending more time to live where they want to – ie are second homes now occupied for longer during the year? Anecdotally I think they are. Plus many people are now able to relocate permanently to places like South Devon.</p> <p>Larger schemes on greenfield sites are needed to provide real affordable homes.</p> <p>Positive policies are needed to encourage employment and therefore help people live in the area permanently. This can be done by creating business hubs for small enterprises,</p>	<p>The Parish Council is encouraged by the recent influx of younger, permanent residents to the parish, many of whom can work from home.</p> <p>The Neighbourhood Plan allocated the Dairy site for development in the parish to meet the housing needs, including affordable housing, up to 2034. It should also be noted that the whole parish lies within the AONB and all land seaward of the main village is designated Heritage Coast and Undeveloped Coast</p> <p>Improving internet access is a priority for the Parish Council.</p> <p>This is a rural parish dominated by farming and the Neighbourhood Plan supports farming related diversification. With the AONB, Heritage and Undeveloped Coast</p>



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			<p>improving internet connections, creating more business parks.</p> <p>Council housing is needed to replace the stock lost since the Thatcher years.</p> <p>The Local Authority need to get involved in re-shaping the high street and providing funding to create accommodation above the shops in high streets, much of whose upper floors lie empty and under utilised. It doesn't stack up economically for the private sector due to the high building costs and poor end values, but would stack up on a non profit basis, thereby increasing the housing stock, providing reasonably priced housing to buy or rent, rejuvenating town centres and helping the shops to thrive. Fore Street in Kingsbridge has enormous potential. I have viewed several properties along the high street which have lain semi derelict for many years, so the opportunity is there.</p> <p>Increasing the housing stock is the answer to the problems faced. Many people have an inherent fear of such a prospect,</p>	<p>land designations there is limited if any scope for business hubs and parks.</p> <p>Noted for Local Authority consideration.</p> <p>Agreed and the SMNP has made provision for this by allocating a site for housing development.</p> <p>Thank you but for the reasons set out above the Parish Council considers that, on balance, adding the housing policy on permanent</p>

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<b>No</b>	<b>Who</b>	<b>Email Date</b>	<b>Comment</b>	<b>Response</b>
			<p>but the alternative is that the trend towards greater second home ownership will continue unabated.</p> <p>I hope the above provides food for thought as I appreciate the proposed policy is well meaning, albeit, in my view flawed.</p>	<p>residency for new/additional homes is the right way forward for South Milton parish</p>
5	Gill Townsend	16/3/22	<p>I have read the proposed Modification of Housing Policies, and support the proposals set out. As a resident of South Milton I am very encouraged that one good thing to come from the Covid situation of the past two years is that it has brought younger families to settle in the village from elsewhere. As set out in Tables A1 and A2, the proportion of second homes has been steadily rising over the past twenty years and I feel it is definitely time to halt this increase.</p>	<p>The Parish Council thanks you for your support for the proposed amendment to the SMNP.</p>
6	John Richardson	18/3/22	<p>I have read the Consultation Notice about modifying the Neighbourhood Plan dated March 2022 and fully agree with the proposals.</p>	<p>The Parish Council thanks you for your support for the proposed amendment to the SMNP.</p>
7	Lindy & Mark Anderton	25/3/22	<p>Mark and I have read the proposed modification and wish to support the proposals as being both desirable and necessary.</p>	<p>The Parish Council thanks you for your support for the proposed amendment to the SMNP.</p>
8	Steve Harding	24/3/22	<p>I write to express my full support for all aspects of the South Milton Neighbourhood Plan Modification Proposal 2022.</p>	<p>The Parish Council thanks you for your support for the proposed amendment to the SMNP.</p>
9	Nick Townsend	30/3/22	<p>Holiday homes are essential to tourism which is so important in the South Hams. There comes a point however when too many holiday homes can affect the well-being of local communities. South Milton thrives on being a living,</p>	<p>The Parish Council thanks you for your support for the proposed amendment to the SMNP.</p>

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			working village all year round. Based on examples elsewhere in the South-West, I think the time has arrived to control the growth of second homes in the parish. I support the addition of the proposed policy on a principal residency requirement for new homes.	
10	Sara Harding	1/4/22	I am writing to express my support for all aspects of the proposed modification of the neighbourhood plan March 2022.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
11	Liz & Geoff Bunn	31/3/22	We agree with the proposed modifications outlined in the March 2022 update to the South Milton neighbourhood plan.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
12	Tim Lewis	31/3/22	I fully support the Parish Council's Modification proposals to the Neighbourhood Plan as these changes hinder the continuing growth of second homes in the area.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
13	Katharine Harrod	31/3/22	I fully support all the proposed modifications in respect of the South Milton Parish Council Neighbourhood Plan. The plans made by all surrounding parishes incorporate a Principal Residence clause for ALL new (non replacement) dwellings, the modifications proposed simply bring South Milton into line with their neighbours and will help to protect the longevity of the community.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.

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<b>No</b>	<b>Who</b>	<b>Email Date</b>	<b>Comment</b>	<b>Response</b>
14	Anne Berryman	9/4/22	I support the policy to restrict newbuilding in the village to be for permanent residents only	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
15	James Day	10/4/22	We would like to support the proposed modification of the SMNP by the inclusion of policy H5 and other minor amendments, to require a Principal Residence Requirement on any new build housing in the area. We must not allow the village to become a winter ghost community.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
16	Jenny Brown	11/4/22	Please record my view on the above proposal. I am very much in favour of the modification regarding principal residency requirement for controlling the growth of second homes.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
17	Nick King	11/4/22	I fully support the proposal to limit the number of houses used as second homes in the village of South Milton, and that houses should be used as primary residences.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
18	Kathleen Ellis	11/4/22	I wish to register my support of the Modification Proposal for South Milton parish, adding Policy H5: the Principal Residency Requirement to the existing Neighbourhood Plan.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
19	David Ellis	11/4/22	I am writing to confirm that I fully support the proposed modification of the South Milton Neighbourhood Plan. The increase in second homes in the Parish over the last couple of years is greatly concerning.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.

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No	Who	Email Date	Comment	Response
20	Tony Burn	11/4/22	I agree with the proposed amendments to the South Milton Neighbourhood Plan. We need to ensure that South Milton does not become another 2nd home village like Hope Cove and Thurlestone	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
21	Peter Goodliffe	11/4/22	<p>The proposal to halt second owners from purchasing homes in South Milton has my full approval; Indeed I would go further, and put a limit that we should aim for over the future percentage allowed in the village - if we set a target of 25%, then when an existing second home is sold, it would have to go to full time occupiers. Also, thus as new homes are built in the village, the actual percentage of second home owners could remain the same, though the number of second home owners would increase.</p> <p>A sensible caveat would be to allow immediate family members to take over a property when the original owners' died, or had to sell, even if they were second home owners.</p>	<p>The Parish Council thanks you for your support for the proposed amendment to the SMNP.</p> <p>For clarity, please note that the principal residence policy only applies to new/additional homes.</p> <p>The Parish Council does not think that it would be practical to restrict the proportion of second home to say 25% in the future, under the current legislative framework.</p>
22	Margaret Ryder	12/4/22	Further to the recent amendment to the Neighbourhood Plan I am fully in favour.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
23	Rebecca Veale	13/3/22	I fully support the proposal to require new and additional homes in the parish of South Milton to be a principle residence. The balance of permanent residents and holiday homes is very important for the community, although I'm not	The Parish Council thanks you for your support for the proposed amendment to the SMNP.

**SOUTH MILTON NEIGHBOURHOOD PLAN  
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No	Who	Email Date	Comment	Response
			sure that given the current housing market new housing in the village will address the need for affordable housing in the South Hams. I acknowledge that is not necessarily the purpose of the amendment to the neighbourhood plan, retaining a community within the parish throughout the year is. I would not agree with any further prescriptive requirements within the neighbourhood plan, the proposal is sufficient.	Your comment about affordable housing is noted and has been provided for in the SMNP by allocating a site for building 18 new houses, a third of which are to be affordable
24	Matt & Caroline Carroll	13/4/22	I would like to confirm both my wife's (Caroline Carroll) and my full support for the proposed Neighbourhood Plan.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.
25	Liz & Ed Stephens	18/4/22	You have our full support from us with regards to the new policies put forward.	The Parish Council thanks you for your support for the proposed amendment to the SMNP.

SOUTH MILTON NEIGHBOURHOOD PLAN  
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# ANNEX A

## Summary of Statutory Consultees and their Responses

# SOUTH MILTON NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

NAME:	EMAIL /CONTACT	DATE SENT	RESPONSE RECEIVED	NOTES
AONB	roger.english@southdevonaonb.org.uk	04/03/2022		
BT open reach	CBYD@openreach.co.uk	04/03/2022		
Chamber of Commerce	James@pebblesofsalcombe.co.uk	04/03/2022		
COAL authority	planningconsultation@coal.gov.uk	04/03/2022	Auto Response 4/3	Response 10/3/22 The Coal Authority is only a statutory consultee for coalfield Local Authorities. As South Hams District Council lies outside the coalfield, there is no requirement for you to consult us and / or notify us of any stages of your neighbourhood plan.
DCC - planning	planning@devon.gov.uk	04/03/2022		
DCC Cllr Rufus Gilbert	rufus.gilbert@devon.gov.uk	04/03/2022		
DCC Flood & Coastal risk - DCC - Heler	helen.montgomery@devon.gov.uk	04/03/2022		
DCC FLOOD RISK	floodrisk@devon.gov.uk	04/03/2022		
DCC Highways	csc.roads@devon.gov.uk	04/03/2022		
Devon CC	pinpoint@devon.gov.uk	04/03/2022		
devon county council	customer@devon.gov.uk	04/03/2022		
Disability Support Torbay	info@dstorbay.co.uk	04/03/2022		
EDF	<a href="mailto:Energyenquiries@edfenergy.co.uk">Energyenquiries@edfenergy.co.uk</a>	04/03/2022		Address not found so emailed smecustomerservices@edfenergy.com
ee	public.affairs@ee.co.uk	04/03/2022		
Environment Agency	enquiries@environment-agency.gov.uk	04/03/2022	Auto Response 4/3	9/3/22 I have passed your enquiry to our Sustainable Places team for the relevant area and they will be in touch with you shortly.
Environment Agency (2)	SPDC@environment-agency.gov.uk	04/03/2022	Auto Response 4/3	Please note that due to resource pressures we have had to limit our bespoke input to Neighbourhood Plan work outside of our local focus areas and/or where the plan proposes allocations/policies within areas at risk of flooding. The South Milton town/parish is not presently within such a focus area and therefore we will not be provide any bespoke advice in respect of this Neighbourhood Plan. However, it remains important that parish councils and neighbourhood forums are provided with the best available evidence to shape the future of the places in which people live and work. We therefore attach the guide 'Neighbourhood Planning for the environment' which has been prepared jointly by Environment Agency, Natural England, Forestry Commission and Historic England. This environmental toolkit focusses on:  Opportunities to enhance your local environment through neighbourhood plan-making; Where to find information about your local environment; Good practice; and, A checklist to use whilst developing your plan.
Exeter City Council NP Dept	jill.day@exeter.gov.uk	04/03/2022		
Gas - Wales & west	enquiries@wwutilities.co.uk	04/03/2022		
Highways England	info@highwaysengland.co.uk	04/03/2022	07/03/2022	Thank you for providing National Highways with the opportunity to comment on the proposals to modify the 'Made 2019' South Milton Neighbourhood Plan (SMNP).. National Highways is responsible for operating, maintaining and improving the strategic road network (SRN) which in this instance consists of the A33 which is located some distance to the north of the plan area. We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we have no comments to make. However, this response does not prejudice any future responses National Highways may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at the time.
Highways England Gaynor	Gaynor.Gallacher@highwaysengland.co.uk	04/03/2022		
Historic England	southwest@HistoricEngland.org.uk	04/03/2022		
Historic England (David.Stuart@historicengland.org.uk)	David.Stuart@historicengland.org.uk	04/03/2022	18-Apr	As you are aware, we made comments at previous consultation stages. The proposed amendments, set out in you briefing documents, wholly relate to changes to housing policy regarding second homes. As such, this is unlikely to alter the situation with respect to impact on heritage assets. Therefore, we have no further comments to make on the proposed amendments to the made plan. We wish the Neighbourhood Plan Steering Group well with their on-going work.
Historic England General inbox	southwestcasework@historicengland.org.uk	04/03/2022		
Homes & Communities Agency	<a href="mailto:mail@homesandcommunities.co.uk">mail@homesandcommunities.co.uk</a>	04/03/2022		
Homes England	swconsultations@homesengland.gov.uk	04/03/2022		
Interested party	Michael@mp2design.co.uk	04/03/2022		
Jan Turner	jankerraturner@gmail.com	04/03/2022		
Marine Management UK (Consultation)	Consultations.mmo@marinemanagement.co.uk	04/03/2022		
Mono Consultants	dpm@monoconsultants.com	04/03/2022		
National Trust David Ford	David.ford@nationaltrust.org.uk	04/03/2022		
National Trust Emma Reece	Emma.reece@nationaltrust.org.uk	04/03/2022		
National Trust Richard Snow	Richard.snow@nationaltrust.org.uk	04/03/2022		
Natural England	enquiries@naturalengland.org.uk	04/03/2022	22-Mar	Natural England does not have any specific comments on the proposed modifications to the made South Milton Neighbourhood Plan. Natural England is a statutory consultee in neighbourhood planning and must be notified by the Local Planning Authority when they make an Appropriate Assessment of the implications of the modification, in accordance with Regulations 105 and 106 of The Conservation of Habitats and Species Regulations 2017.
Natural England (2)	consultations@naturalengland.org.uk	04/03/2022		
network rail	townplanningwestern@networkrail.co.uk	04/03/2022		
Network Rail	property@networkrail.co.uk	04/03/2022	FAILED	
NHS	ian.turnbull@nhs.net	04/03/2022		
NHS New Devon CCG	James.short@nhs.net	04/03/2022	FAILED	
Parish Council Malborough	<a href="mailto:malbororoughparishclerk@gmail.com">malbororoughparishclerk@gmail.com</a>	04/03/2022		Malborough Parish Council fully support these changes intended to protect the long term sustainability of this local community and congratulate the NDP team on their efforts. South Huish Parish Council fully support South Milton and the proposed modifications.
Parish Council South Huish	<a href="mailto:clerk_southhuishpc@gmail.com">clerk_southhuishpc@gmail.com</a>	04/03/2022		
Parish Council Thurlstone	<a href="mailto:thurlstoneparish@gmail.com">thurlstoneparish@gmail.com</a>	04/03/2022		
Parish Council West Alvington	<a href="mailto:westalvingtonpc@gmail.com">westalvingtonpc@gmail.com</a>	04/03/2022		West Alvington Parish Council support the proposed changes to the South Milton plan.
Primary Care Trust	enquiries@phe.gov.uk	04/03/2022		
Rev Daniel Hartley	daniel.hartley.aunevalley@gmail.com	04/03/2022		
SH Community & Voluntary Service	cvs@southhamscvs.org.uk	04/03/2022		
SHDC Cllr Judy Pearce	cldr.Judy.Pearce@southhams.gov.uk	04/03/2022		
SHDC Cllr Mark Long	cldr.Mark.Long@southhams.gov.uk	04/03/2022		
SHDC Duncan Smith	Duncan.Smith@swdevon.gov.uk	04/03/2022		
SHDC Phil Baker	Phil.baker@southhams.gov.uk	04/03/2022		
SHDC Sarah Packham	Sarah.Packham@swdevon.gov.uk	04/03/2022	Auto Response 4/3	
South Devon AONB Roger English	roger.english@southdevonaonb.org.uk	04/03/2022		
South Devon AONB Roger English South	roger.english@swdevon.gov.uk	04/03/2022		
south hams cvs	cvs@southhamscvs.org.uk	04/03/2022		
South West Coast Path	hello@southwestcoastpath.org.uk	04/03/2022	Auto Response 4/3	
South West Water	developmentservicesplanning@southwestwater.co.uk	04/03/2022		
SW Water	customercontact@southwestwater.co.uk	04/03/2022		
The Coal Authority	thecoalauthority@coal.gov.uk	04/03/2022		
three	jane.evans@three.co.uk	04/03/2022		
Tom Windle/South Huish NP	tom@ariadnebc.co.uk	04/03/2022		
vodafone & o2	EMF.Enquiries@ctil.co.uk	04/03/2022		
West Devon CVS	info@westdevoncvcs.org.uk	04/03/2022		
Western Power	pelsen@westernpower.co.uk	04/03/2022		