

# **Ringmore Neighbourhood Plan 2020-2038**

## **Consultation Statement and Appendices**

Prepared by Ringmore Neighbourhood Plan Steering Group on behalf of Ringmore Parish Council

Date: - September 2020

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# 1 INTRODUCTION

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- 1.1 This Consultation Statement has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012, Part 5, Regulation 15(2) which requires that a consultation statement should:
- Contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan.
  - Explain how they were consulted.
  - Summarise the main issues and concerns raised by the persons consulted; and
  - Describe how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.
- 1.2 The purpose of this Consultation Statement is to provide detail of the consultation process, the issues and concerns that emerged at the various stages of the consultation process and how these matters have been shaped and been addressed when preparing the Neighbourhood Plan.

## 2 BACKGROUND

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### Ringmore Neighbourhood Plan: -

Following the introduction of neighbourhood planning under the Localism Act 2011 the question of whether the Ringmore Parish Council might want to prepare a neighbourhood plan for their area was considered but rejected because the effort required from such a small parish was thought to be too much for the people available.

Subsequently in April 2017 The Ringmore Residents Association offered to assist the council and the Parish Council decided to proceed with a neighbourhood plan at their meeting 16<sup>th</sup> May 2017. Richard Baker was asked to make the necessary arrangements and chair the steering group on behalf of the Parish Council.

Adverts for membership of the steering group were placed in the village Newsletter and the first meeting of the steering group took place on 5<sup>th</sup> June 2017 with five people attending, three parish councillors and the others were residents.

The following have served the community as part of the Steering Group during its deliberations:-

Cllr Jenny Williams	Tim Swainson
Cllr David Vincent	Cllr Mike Campbell
Cllr John Reynolds	David Milne Smith
Cllr Richard Baker (Chairman)	Rosemary Piercy
Mike Wynne-Powell	Nancy Singleton
Malcolm Findlay	Michael Tagent

Robbie Bristow (Secretary)

Initially a secretary was also appointed although latterly minutes have been taken by one of the committee in rotation.

Membership of the steering group has evolved throughout its deliberations with new members joining and previous members stepping down.

Terms of Reference for the steering group and the area to be considered were agreed by the Parish Council and sent to SHDC on 20<sup>th</sup> June 2017. Official designation was confirmed by SHDC on July 14<sup>th</sup> 2017.

Members of the steering group attended two training days held by Devon Communities Together at their Exeter offices. Five members attended the first meeting on 4<sup>th</sup> October 2017 which covered the basics of Neighbourhood Planning and the second meeting on 16<sup>th</sup> November 2018 was attended by four members and was titled "The Pitfalls of Policy Writing". This tutorial day was led by two Government Planning Inspectors and was helpful in guiding the team for the future draft plan.

## 3 CONSULTATION PROCESS

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### A. Pre Regulation 14 Consultation

3.1 Throughout the process the Steering Group have reported their progress either by articles in the Ringmore Newsletter, the parish monthly newspaper, or via the parish council minutes which are also published in the Newsletter. The first published report was in the July 2017 edition. In addition the chairman of the steering group has attended parish council meetings since mid 2017 and given a report of progress and has been available to answer questions from the council.

### 3.2 First public consultation at Ringmore Garden Party event 28<sup>th</sup> August 2017

The Steering Group erected a small marquee with information boards. The purpose of the steering group presentation was to give information about the NP process and to get some initial feedback on topics that parishioners may feel important.

On the information boards was a map of the parish, the designated area and an introduction to Neighbourhood Planning, what it meant and public involvement. Also there were several titles on local issues on the boards. The public were asked to submit any comments they wished to make, using a post-it notes which they stuck to the appropriate title on each board. There is a list of titles and responses in Appendix 1.

A member of the steering group was on hand to help or answer questions.

The event was considered to be successful with a good response from visitors to the garden party held in the grounds of "Barnford" the house centrally located next to the parish church.

In order to reach the residents of Challaborough, essentially a separate community from Ringmore Village, a member of the steering group visited each parishioner in that mallet and asked them the questions posed on the garden party notice board. These answers have been added to the garden party review. There were 80 individual responses at the Garden party and 40 from Challaborough.

### 3.3 First written consultation survey 1<sup>st</sup> October 2017

A written questionnaire survey was published in the October 2017 Newsletter and delivered to every household in the parish. Respondents were asked to put their anonymous replies into a sealed stamped addressed envelope which was provided and sent to the chair of the Parish Council or to put them into a sealed box provided at the following event on 15<sup>th</sup> October 2017. See Appendix 2.

### 3.4 Second public consultation at Ringmore Apple Pressing event 15<sup>th</sup> October 2017.

The format used in the garden party event was repeated at this subsequent event on 15<sup>th</sup> October 2017. Since the first event had occurred on August Bank Holiday it was felt that a second event should be held since many residents were away or with family at that time.

### Preliminary Conclusion:-

The results of these three events, Garden Party, Written Survey and Apple Pressing were used to inform the steering group for the next consultation phase, that of the Main Parish Questionnaire which would form the main reference of local opinion and for writing the draft plan, recognising the wishes of the local population.

### **3.5 The Ringmore Neighbourhood Plan Questionnaire & Housing Needs Survey**

The steering group decided to use professional help with devising the Parish Questionnaire and contracted with Devon Communities Together to produce both the Questionnaire and Housing Needs Survey (Appendix (iii)).

DCT were also contracted to process all the answers confidentially and only their report and findings would be forwarded to the steering group. Combining the general survey with the Housing Needs Survey allowed for one composite document to be distributed and posted direct to DCT where each part was independently analysed. The steering group did not see the individual answer sheets to any part of the questionnaire.

This process preserved the anonymity of the respondents, a requirement for the Housing Needs Survey, but also gave confidence to the parishioners.

A draft questionnaire was given to the steering group who approved it with some modifications to make it relevant to Ringmore and to reflect the earlier consultations. The Housing Needs Survey was accepted in the format offered by DCT and without modification.

The composite questionnaire was professionally printed and distributed by hand to every household (116) in the parish on or around the 16<sup>th</sup> April 2018 and had attached, a reply paid envelope to DCT. The closing date for replies was nominally 30<sup>th</sup> May 2018 but some tolerance was given to allow for the postal service.

53 households replied, representing 90 parishioners.

The Devon Communities Together Report (Appendix (iv)) combines their report on the general questionnaire (part 1) and the Housing Needs Survey (parts 2 & 3). A first draft was received on 15<sup>th</sup> September 2018. The final version of the Questionnaire and Housing Needs Survey was accepted by the steering group at its meeting 8<sup>th</sup> January 2019.

This report was published on the Ringmore Parish Council website.

Preliminary writing of the chapters for the draft neighbourhood plan commenced following the steering group meeting of the 23<sup>rd</sup> October 2018 based on the DCT report.

Policies and statements within the draft plan have been promoted by responses to the Parish Questionnaire and Housing Needs Survey.

### **3.6 Third Community Consultation at The Broch, Challaborough 1<sup>st</sup> August 2019**

All permanent residents of Challaborough were invited to a meeting at The Broch, Challaborough on 1<sup>st</sup> August 2019.

This meeting was intended to compliment the Ringmore Fayre for Challaborough residents but due to holidays and timing was held beforehand.

The purpose of this meeting was to inform residents of progress with the neighbourhood plan to date, answer questions and receive any opinions that residents may wish to make at the meeting.

### **3.7 Fourth Community Consultation at Ringmore Fayre 26<sup>th</sup> August 2019**

A small marquee and stand was erected in the Fayre field and was open to anyone who wished to visit. The notice boards displayed a range of topics from the draft neighbourhood plan, in particular a statement of the vision and a section on CLT. This latter display was intended to test what interest there was amongst the local population for such an initiative.

There was also a section where people could comment on or propose additions to the list of Heritage Assets included in the draft plan and this drew at least two requests for future inclusion.

Members of the steering group were available to answer questions and there was a significant amount of information and data available for discussion.

Attendance at this event was disappointing but it was clear that there was no appetite to get involved with a CLT program.

The conclusion drawn from this event was that most permanent residents were too involved in running the Fayre to have the time to give to this display and therefore it was resolved to hold a further event at a time when most residents could attend.

### **3.8 Fifth Community Consultation: - Open Forum for Public Access in WI Hall 16<sup>th</sup> November 2019**

The steering group organised an open morning for residents and members of the public in the Ringmore WI Hall on Saturday 16<sup>th</sup> November 2019. This event had previously been advertised in the Ringmore Newsletter, Charterlands Chatter (a local internet blog) and on posters around the parish.

The purpose of this event was to give residents who had not previously been able to see the progress on the draft plan, the opportunity to ask questions of every steering group member.

A Saturday morning was chosen so that it did not interfere with the normal working week. Coffee and biscuits were served free of charge to make the event attractive as a parish social occasion.

Each member of the steering group manned a table and after a short introduction by the Chairman visitors were invited to view each section and ask questions. Every chapter of the draft report had a display of the intended policies on a separate table and steering group members were able to back this up with the detail of its purpose and its background. The event attracted 26 inquisitive visitors, some of whom were from neighbouring parishes. The visitors included residents, second home owners, farmers and land owners in the parish.

This event was considered a great success and well worth while as a method of conveying information and getting feedback.

### **3.9 Consultation with Businesses in the Parish**

The main businesses in the parish are agriculture and tourism related.

The steering group created a template of questions to ask businesses in the parish. See Appendix VIII

As early as November 2017 contact was made by email to the management of Parkdean Resorts (Caravan Site), the biggest tourism site in the parish, asking if they would assist and suggesting a meeting. In spite of a positive reply this meeting was never convened because Parkdean did not offer any dates.

After some email correspondence, the Chairman of the steering group sent a written letter to the owners and management of Parkdean Resorts on 3<sup>rd</sup> February 2018 asking for a meeting. This was delivered by hand to the manager of the resort. No reply was received.

There were at least four more attempts to make contact and arrange a meeting up to 5<sup>th</sup> February 2020 all with no effect. These contacts were either in person by Dr Malcolm Findlay a member of the steering group or by email. Please see appendix VIII

Bigbury Bay Holiday Park is a different but adjacent static caravan park for holiday makers. They received the same letter as Parkdean Resorts in February 2018 and the minutes of a meeting with them is in appendix VIII

Contact was made with a Holiday housekeeping business in the parish which specialises in minor maintenance and changeovers for holiday lets. Unfortunately, the Covid 19 shutdown occurred before a face-to-face meeting could be arranged but Mrs R Piercy, a member of the steering group, tried to contact the owners via several telephone calls but without reply. It is not expected that anything contained in the Neighbourhood Plan will affect this business.

Contact was first made with the farming community in October 2017 to ascertain the farmers or other businesses in the parish. There is only one farmer whose farmstead is in the parish; all the others are located outside the parish but farmland within the parish. The minutes of two face to face meetings with the largest farms in the south of the parish around Ringmore Village are in appendix ???, together with the email response from the third farmer in the village. These were useful meetings both to give information which was well received and to gain some feedback.

The conclusions drawn from the meetings with all businesses was

1. The consultation resulted in a much better understanding of the role of the NP in future planning decisions which may affect the businesses.
2. The major conclusion was that in business terms there could be no major expansion in the Ringmore-Bigbury area without substantial road improvements from Harraton Cross to the sea.
3. There were suggestions of how this might be done but they were outside the remit of Ringmore NP. and their costs were significant and hard to justify.
4. None of the farmers had plans to expand buildings in the parish or invest in solar or wind farms. They did not see a change to their business due to climate change initiatives.
5. They were happy with the local services including broadband and satellite technology.
6. They had very few employees employed in the parish, relying mainly on family members and staff who had been with them for a long time. Such staff did not live in Ringmore Parish.
7. All the farmers relied on good husbandry to promote wildlife but did not have formal policies in place.

The problem is that any road improvement would destroy the major tourist attraction of the area, i.e. Its' beautiful views and unspoilt peaceful countryside. The heritage feel of Ringmore village with its 13<sup>th</sup> century pub and church.

The increased traffic might exacerbate the many resident complaints concerning damage to properties that line the narrow twisting lanes through the village and the litter left by visitors on the beaches, in the fields and also on the roads.

### **3.10 Consultation with South Hams District Council (SHDC)**

First contact was made with SHDC in May 2017 and continued through registration and designation of the area.

From time to time the steering group through its chairman asked for points of clarification on a series of issues from the Neighbourhood Plan section of SHDC.

SHDC NP Officer, Mandy Goddard, came to Ringmore on 18<sup>th</sup> July 2017 and conducted a tutorial on Neighbourhood Planning with eight members of the steering group.

During the draft writing of the plan in October 2018, the steering group contacted Duncan Smith of SHDC regarding Unsustainable Villages, car parking standards for new builds and sales restrictions on existing affordable houses.

Later Cassandra Harrison, SHDC supplied information regarding existing "Affordable Housing" in the parish and the current status of the "Housing List" of persons wishing to access Affordable Housing in the future.

As soon as there was a workable written draft of the proposed Ringmore Neighbourhood Plan, the steering group contacted Duncan Smith, Jason Elson and Andy Wellington, all of SHDC and asked for assistance with mapping and setting out the final draft report.

## **B. Regulation 14 Consultation:-**

1. All adverts and posters contained details of the Reg 14 consultation. The date of start and finish and the location of documents on the website with web address.
2. The six week Reg 14 consultation period (November 6<sup>th</sup> to December 18<sup>th</sup> 2020) was advertised by posters on public notice boards and supplementary notice boards throughout the Parish. Example in appendix IX.
3. Advertisements were also placed on line in Bigbury Drums and Charterlands Chatter websites
4. A letter to each residence was printed and manually posted to each house in the Parish. Example in appendix IX
5. A letter was posted to each business registered at Companies House with an address in the parish. Example in appendix IX
6. The Draft Reg 14 copy of the Ringmore Neighbourhood Plan was posted on line on the Parish Council website together with complete supporting documents.
7. Physical copies of the draft Plan were made available in the Church porch and at the local shop at St Ann's Chapel. Physical copies were also made available on request to anyone contacting the Steering Group. Three such copies were requested.
8. 127 Statutory bodies and businesses were contacted by email or by mail inviting them to comment on the Draft Plan. See Appendix IX for list.
9. Due to Covid 19 regulations it was not possible to have a public meeting but a Zoom meeting was organised and publicised inviting anyone to join and ask questions of members of the Ringmore Steering Group on November 14<sup>th</sup> 2020.
10. The village newspaper published on the 1<sup>st</sup> December carried a reminder advert of the Reg 14 consultation period.
11. SHDC was formally notified of the Reg 14 Consultation period.
12. Responses to the Reg 14 Consultation are summarised and included in Appendix X.
13. All consultees to Regulation 14 have been written to with a considered outcome to their expressed point of view.

## **Conclusion from Pre and Post Regulation 14 Consultations**

This process has been extremely helpful in informing the Steering Group about the wishes of the residents of Ringmore for the future of their Parish.

The advice and input from outside agencies has refined and directed the Draft Ringmore Neighbourhood Plan to its current format and text. These comments and a summary of the RNPSG response is contained in Appendix (x)

However it is important that this document remains distinctly "The Ringmore Plan" and is not a clone of any other area.

## **Appendix (i) First public consultation at Ringmore Garden Party event 28<sup>th</sup> August 2017**

### **What is a Neighbourhood Plan**

An NP for a community is one of the key documents in future planning decisions.

A Neighbourhood Plan (NP) is a community led plan for guiding the future of an area. It is about the use and development of land and can include ideas and proposals for future developments.

An NP will be part of the Statutory Development Plan or Joint Local Plan (JLP) for the area. This gives an NP far more weight than previous village or community plans.

The JLP is the statutory planning framework under which all new build development in the South Hams, Plymouth and West Devon areas must comply. The JLP gives broad policy directives which are refined at local level by the Neighbourhood plans. Among other things it identifies the approximate number of houses that should be built over approximately the next 20 years in each community.

An NP must comply with national legislation, the JLP and contribute to sustainable development. It can specify on how future development may be designed and located.

The production of an NP requires community involvement at every stage of the process and finally the Parish will have a vote on whether to accept the plan.

### **Why does Ringmore Parish need a Neighbourhood Plan**

**Ringmore Parish Council has instigated the Ringmore Neighbourhood Plan.**

1. The PC is promoting this NP because it gives your Parish a stronger voice than was previously available to us.
2. The NP enables communities to take the lead and gives them influence and more control over planning the future of Ringmore Parish. **It will have real legal force.**
3. The plan can also guide infrastructure development in dealing with problems e.g. traffic, sewage, electricity supply.
4. The plan is also a key document in improving the “sustainability” of an area.
5. The NP will allow Ringmore Parish to influence the location, type and size of future housing and help to protect other areas from development.
6. The draft Joint Local Plan (JLP) currently states that Ringmore can sustain around 10 houses \*. The NP is the Parish’s way of guiding this process. [\*This clause in the JLP is currently under review].
7. The NP can be a way to address the subject of second home ownership for new houses. e.g. the St Ives model.
8. Any area that does not have a Neighbourhood Plan has limited control over future housing development.

### **Your Thoughts and Ideas Matter**

This is only the first step and there will be further public consultations before the plan is formalised.

We have arranged a number of boards with titles about the future of the Parish.

**Please write your thoughts and ideas on a Post-It note and stick it under the appropriate title.**

You can make as many contributions under as many titles as you wish.

The results of today’s consultation will be collated and published in the Newsletter and on the Parish Website.



## **Consultation Garden Party 28-08-17**

### **Results of the initial village consultation August Bank Holiday Monday 28-08-17 at the "Ringmore Garden Party.**

#### **Housing & Development The JLP proposes around 10 new houses for Ringmore Parish what do you think, also Is there a need for more rented accommodation in the Parish?**

1. Leave village as it is
2. New homes are a good idea if sustainable employment is there to support it.
3. No need for other than true affordable
4. Owner occupied properties not second homes
5. Houses should be built near employment
6. No more building new houses!
7. The priority should be to improve existing houses
8. The basis for scoring is ridiculous. If two buses every day is 2 pts, one bus once per week should score zero because it is so much closer to 0 than 1. Likewise other scores.

### **Affordable Housing - What do you think?**

1. Affordable on a local income is not £300K
2. Only true Affordable Homes
3. Impossible in this village with cheapest still so expensive
4. Could we consider self build as Affordable Housing?
5. Affordable needs to be affordable. How do other places manage this?
6. I support helping young people on to the housing ladder – I am against a hand out for life.
7. AH must be affordable/ a reduction of £20K on £300K property is not truly affordable. For it to work for the local population need.
8. A Housing Needs survey
9. A sympathetic landowner not 'just in it for the money'.

### **AONB & Heritage – How can we develop and preserve the AONB and Heritage assets of our Parish?**

1. Make sure AONB not eroded
2. Well designed homes in local materials
3. Need lots of common sense about the AONB and heritage assets. Providing development is sympathetic to the objectives of the AONB it is entirely possible to develop in this parish
4. AONB organisation opinion needs to be sought over planning applications. E.g. Burgh Island AONB opinion was ignored – it should have been emphasised by the Parish Council.

### **Business & Employment – What commercial or business development would benefit the Parish and How can long term full employment be encouraged in the Parish?**

1. Home working creative crafts and arts
2. Better launch facilities would enable hire of canoes, paddle boards etc from local waterways, sailboats etc.
3. Very fast broadband would be an asset for work from home
4. Working from home and small craft enterprises
5. There are not enough competent gardeners and builders available locally
6. Not much really. Tourist businesses bring in the visitors but puts a strain on the infrastructure. Otherwise, this is not a priority for me.
7. I doubt it is a viable option. It depends if we want it anyway. Most people are happy to drive out of the village.

## **Utilities – Does infrastructure in the Parish need to be improved?**

1. Better mobile coverage down the valley
2. Sewage handling for new builds and Better flood prevention from surface water and underground streams
3. More reliable electricity supplies.
4. Is there a problem here? I don't think so.
5. Identify where there is a problem first
6. Current residents not on mains sewage should have priority
7. Ensure infrastructure can support any new development
8. Pretty good except for holiday rubbish being left out in inadequate sacks.

## **Traffic Safety & Volume - What can be done to ease traffic problems in the Parish?**

1. Limit size of goods vehicles through the village.
2. Satnav providers should be advised of the problems in this village.
3. Make the junction at All Hallows @No Entry@ on the side nearest the church from St Ann's
4. Limit vehicle length and weight. Pre book exceptional loads that exceed this
5. Ask residents to park sensibly – no yellow lines
6. Try to find more parking spaces off road
7. Use electronics to warn of large vehicles ahead
8. Large vehicles driving through are not seasonal. We should consider size restrictions.
9. Limit size and length of vehicles through the village
10. Make vehicles aware of narrow roads before getting stuck in them
11. There is little or no evidence of safety issues. Traffic volumes ebbs and flows and for most of the year is not an issue.
12. We need a 30 mph zone from St Ann's to Challaborough Beach

## **Families – How can we attract younger families to the Parish. What extra facilities would make a difference?**

1. Very young families need pre-school facilities for working parents
2. We need young couples with families, wonderful place for children
3. How do we encourage younger families to be involved in the village
4. Ask families in neighbouring villages not ancient Ringmore inhabitants
5. Somewhere for children to play – playground, sports field?
6. Maintain footpaths
7. Childcare for pre-school aged children
8. This is a mix of housing and infrastructure. As it stands Ringmore is too small a village to sustain many young families without newer housing stock.
9. Issue of second homes key to the (illegible) as well

**Recreation and Leisure – How could we enhance Parish life. What Parish facilities would you like to see. How can current clubs/societies be made more attractive or what new activities would you like to see?**

1. More community spirit by locals
2. Ballroom dancing lessons
3. Key issue is lack of membership numbers. Could relate to lack of new blood in the village. That could be partly solved by an effective housing policy.
4. Ballroom dancing lessons.
5. Better access for people in Ringmore to take part in water sports e.g., launching and parking.
6. Bowling club
7. More participation in local events by locals.
8. Can't imagine where but a tennis court & cricket ground would be nice
9. Ballroom dancing lessons please here in Ringmore.
10. Tennis or Badminton
11. Abolish rivalry between village organisations
12. Support all village organisations by residents
13. Involve activities for younger families ie. Playing field/village hall

**Your vision –**

1. Fewer 2<sup>nd</sup> homes (proportionately), more truly affordable homes for younger residents, more employment within the community by the community. Otherwise little different from now – we are blessed living in such a beautiful place
2. Reduce proportion of 2<sup>nd</sup> homes. Ensure new buildings are sympathetic not block/slab designs and nestle into the landscape. So they are in keeping with what is here now.
3. More cohesive less strong Language when disagreeing
4. Similar to now, maybe a few odd houses of suitable design NOT new style housing
5. Vibrant! with a community that encompass a good spread across all, age groups.

**Other – Do you have a view about the future of the Parish which we have not covered.**

1. Small developments with Affordable Housing for local couples & children
2. Building needs to take into account how the infrastructure can cope
3. It is not just about housing which has been so divisive recently. We really need a big picture view encompassing many views and then test these through the questionnaire. Some of the questions here are too narrow at this stage of the plan.
4. Chalfaborough should be included in entirety not half and so should homes in the area.
5. Small developments or infill (less than 5 house at a time) should be given priority over larger developments. PC members should be made to apply for planning permission too !!

## **Ringmore Parish Neighbourhood Plan Initial Opinion Gathering Exercise – Challaborough West**

### **Introduction**

During the week beginning 21/8/17, residents in the Ringmore Parish side of Challaborough (Challaborough West) were informally approached and asked whether they would attend an event convened to canvass initial opinions for development of the Neighbourhood Plan (NP). Responses were generally “luke-warm” and, combined with the fact that some residents were away over the August Bank Holiday, it was clear that a bespoke event would be unlikely to attract a good attendance.

### **Method**

In view of situation outlined above, a document was compiled with similar wording to the Ringmore Garden Party NP introductory text, and an invitation to comment under identical headings to the Garden Party “post-it board” headings. Each house in Challaborough West was called upon during the week preceding the Bank Holiday and the purpose of the NP, along with the work of the Steering Group, was outlined. Residents were canvassed to note their views and opinions under each heading and return their comments on an anonymous basis.

In total, 14 houses were visited. In some cases occupants were away so the response document was left along with an explanatory note and brief personal message. The addresses are listed below

Homes invited to provide comment were:

*Beach Cottage, Slipway Cottage, Westside, Sea Moose, Casanueva, The Broch, Captains House, 3 Coastguard Cottages, 2 Coastguard Cottages, 1 Coastguard Cottages, Lindrick Dell, Peregrine Cottage, Hillcot, Waverley, Burgh Island View*

The Parkdean Manager’s house was not included since, although the manager is technically a resident, this house comes with the job and was thus assumed to be part of the Parkdean commercial operation. The Manager may, of course, be invited to offer his Company’s perspective at a later date. Four holiday homes which had been let in the run up to the holiday weekend were also not canvassed.

### **Results**

Of the 15 homes visited 6 returned completed documents. While the overall sample is small this nevertheless represents a response rate of 40%.

It is probably fair to say that, both “on the doorstep” and as measured by the response rate, the NP initiative is not currently well supported. This was a disappointment considering that the initiative, and the role of residents in shaping it, was personally explained during house calls.

Responses were collated and common threads emerging under each of the headings were identified using a fairly basic colour-coding approach. The results of this exercise are noted below.

### ***ENVIRONMENT & SUSTAINABILITY (current problems, creating a sustainable community, ecology and wildlife)***

- **The poor aesthetic appearance of Parkdean Holiday Park was highlighted, often in more than one category, in most responses. Comments included, “the Park is in need of updating”; “the Park includes some blots on the landscape”; “the buildings are shabby”; and “neither park is aesthetically pleasing”**

### ***HOUSING & DEVELOPMENT (housing types, locations, affordability, etc - note that Local Plan currently cites “around ten” houses having to be built in Ringmore Parish)***

- **There was some comment in the vein of, “no more housing” but this was generally framed by the weak infrastructure andn pressure on amenities**
- **Affordable housing need was mentioned but this was tempered with concomitant need to ensure that affordable homes would not, sooner or later, become holiday homes**
- **There were conflicting commentaries on the style of housing that should be allowed; some suggesting architecture should be “in keeping with the environment” while another wanted to encourage rather than spurn contemporary architecture.**

## **Appendix (ii) First written consultation survey 1<sup>st</sup> October 2017**

### **The Ringmore Neighbourhood Plan – Preliminary residents opinion gathering survey**

#### **Dear Ringmore Parish resident**

The Neighbourhood Plan Steering Group is seeking your input and ideas about the Parish and its future growth and development. These opinions will help us to develop a full and detailed questionnaire which we hope to circulate before the end of the year.

We would be very grateful if you will spend a few minutes thinking about your views in response to the questions below. If there is more than one member of the household please ask them for their views as well and both opinions can be noted down in the space provided.

We do not need to know who is completing the survey as all of them will be anonymous. When you have completed the questions you have an opinion about please put the survey in the stamped addressed envelope provided and either post it to Cllr Jenny Williams, Chair of the Parish Council, or alternatively deposit it in the collection box which is placed in All Hallows Church Porch.

Thank you very much for your contribution. Without knowing the views of the residents we cannot hope to produce a plan that is truly inclusive.

Sincerely,

Councillor Jenny Williams

#### **What is a neighbourhood plan?**

In very simple terms, a neighbourhood plan is:

- A document that sets out planning policies for the neighbourhood area – planning policies are used to decide whether to approve planning applications
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

Local people can create a plan that allows them to develop planning policies that reflect the priorities of their area. The whole community then decides at a referendum vote whether the local authority should bring the plan into force.

A neighbourhood plan is an important document with real legal weight; therefore there are certain formal procedures that it must go through.

Please now look at the questions that begin on the reverse of this page and write your views in the space provided. It is possible that there will be some crossover of views on the different headings so please feel free to make the same comments under different headings. There are no right or wrong answers as none of us know how many issues there are in the Parish or how important they are to parishioners. The answers you give will help us to work all that out!

**Preliminary Questionnaire questions: - October 2017**

**Please tell us what you like about Ringmore parish:**

**Please tell us what you don't like about Ringmore parish:**

**What do you think are the key issues facing the parish in the years ahead?**

**Which one of these issues is most important to you and why?**

Please now think about the following topics that may have an impact on your life in the Parish.

**ENVIRONMENT & SUSTAINABILITY (current problems, creating a sustainable community, ecology and wildlife)**

**COMMERCIAL DEVELOPMENT (holiday parks, shops, provision for small businesses, etc)**

**INFRASTRUCTURE (power, water, sewage, roads, broadband, mobile signal, refuse management, childcare, etc)**

**TRAFFIC and TRANSPORT (Volume, speeds, parking, bus services, car sharing, connections, etc)**

**EMPLOYMENT (job opportunities, commuting, etc)**

**HOUSING & DEVELOPMENT (housing types, locations, affordability, etc)**

**COMMUNITY (village halls, clubs, societies, provision for children/young people, etc)**

**RECREATION & LEISURE (sports facilities, access, footpaths, etc)**

**HERITAGE & HISTORY (preserving historic aspects, monuments, church buildings, etc)**

**Ringmore Residents' opinion gathering survey November 2017**  
**Key comments by frequency mentioned**

**Tell us what you like about the Parish**

Peaceful	11
Rural	9
Proximity to sea	9
Quiet	8
Community spirit	8
Footpaths/Walking	7
Few homes	7
The JE	7

**Tell us what you don't like about the Parish**

The volume and speed of traffic	12
Too many holiday/second homes	7
Ill presented opinions/disagreements	5

**What do you think are the key issues facing the village?**

Development/Planning control and related	15
Traffic increase from development and Parkdean	9
Affordable housing needs	5
Sustainability of community	5

**Which of these is most important to you and why?**

Housing developments and impact on infrastructure	14
Sustainability and maintaining integrity of Ringmore	11
Impact of Second homes	5

**Environment and Sustainability**

Protection of Wildlife	4
Litter and Dog Mess	3

**Commercial Development**

The prospect of Parkdean expanding	13
Maintaining Holywell Shop	8
Planning to encourage home working	4
Having a local shop (in Ringmore)	4
No need for Commercial Development	4

**Infrastructure**

Adequate at present (if no development)	12
Better quality of road into village and on to Challaborough needed	7
Mobile signal still poor	5

**Appendix (iii) Second public consultation at Ringmore Apple Pressing event 15<sup>th</sup> October 2017.**



# Ringmore Parish Neighbourhood Development Plan Community Consultation Questionnaire

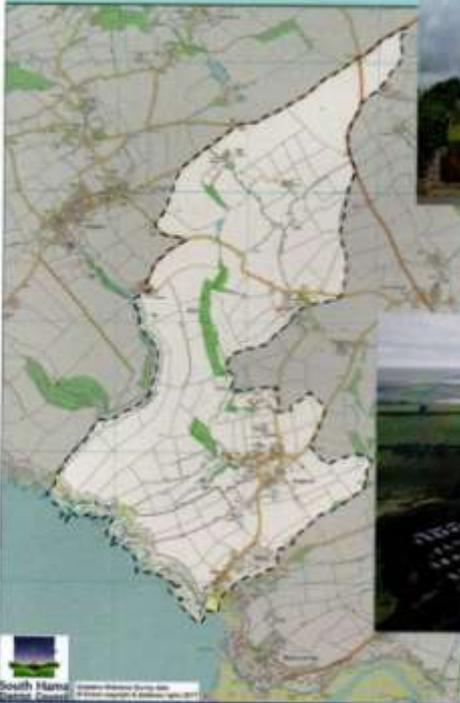
(In conjunction with Devon Communities Together)



**Closing Date**



**31st May  
2018**



**See back page of how to return this questionnaire**

# To all Ringmore Parish Residents

## What is a neighbourhood plan?

In very simple terms, a neighbourhood plan is:

- A document that sets out **planning policies** for the neighbourhood area – planning policies are used to decide whether to **approve planning applications** for the next 20 years, giving the parish a clearer say on future development of housing, infrastructure, community facilities, employment opportunities and the environment of our parish
- Written by the **local community**, the people who know and love the area, rather than the Local Planning Authority
- A powerful tool to ensure the community gets the right types of development, in the right place.

Local people can create a **plan that allows** them to develop planning policies that reflect the priorities of their area. The whole community then **decides** at a referendum vote whether the Local Authority should bring the plan into force.

When completed the **Neighbourhood Plan** will carry legal weight in planning decisions and must be considered by the planning authorities.

## Why have a Ringmore Parish Neighbourhood Plan?

Local Authorities are required to produce Local Housing Development Plans which identify the housing allocation within their domain. Plymouth and South West Devon are developing a local plan which also covers the South Hams.

Sitting alongside the Local Plan, **Neighbourhood Plans** can be created which allow local communities to have a say in local planning policy. As part of this process this questionnaire is your opportunity to influence the Ringmore of the future. The policies in the final **ratified Ringmore Neighbourhood Plan** will be developed from what you tell us you want to happen. **IT IS VITAL THAT YOU HAVE YOUR SAY.**

We live in a beautiful parish in the centre of the South Hams Area of Outstanding Natural Beauty, (AONB) with a unique character. Your answers to this **questionnaire** will enable the completion of your Neighbourhood Plan giving the parish a clearer say on future **development of housing**, infrastructure, community facilities, employment opportunities and the environment of our parish. Ultimately, the Ringmore Neighbourhood Plan will be a part of the planning framework for the South Hams.

## Who should take part?

The questionnaire gives the opportunity for each person in the household to respond, we hope that any member of the household **from 16yrs old** upwards gives an individual reply in the columns provided. If further copies or pages are required, please ask Mrs Jenny Williams (810851) or Richard Baker (811115) who will be able to provide as requested.

The review process means that the Final Neighbourhood Plan must be ratified by the Parish Council, South Hams District Council, a Government Inspector and must be put before the Parish before it can be formally adopted. Therefore, the whole process must be transparent, auditable and a **true reflection of your views.**

## Instructions.

Part 1: General Questions about you and your thoughts about the future of Ringmore parish

Part 2: (with a red border) **Only** for people currently considering moving to a new house within the next 5 years

Part 3: (with a blue border) **Only** for people who believe that they qualify for "Affordable Housing" (defined later in the document)

## Part 1

1. Which age bracket are you in:

	Person A	Person B	Person C	Person D	Person E
16-21					
22-45					
46-65					
66-80					
81+					

2. Do you have a health problem that affects your day-to-day living?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

3. Do you have a health problem that affects your mobility?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

4. Which area do you reside in:

	Person A	Person B	Person C	Person D	Person E
Challaborough (West)					
Ringmore village					
Marwell					
Renton and South Langston					

## Housing

5. Please tick which of the following applies to you:

	Person A	Person B	Person C	Person D	Person E
Own your own home in the parish (with or without a mortgage) as a principal residence					
Own your own home in the parish (with or without a mortgage) as a second home					
Live in a shared ownership property					
Live with relatives					
Rent from a private landlord					
Rent from a housing association/local authority					
Live in a house tied to current or previous occupation					
Other, please describe below:					
Person A	Person B	Person C	Person D	Person E	

6. Are you on the electoral roll for Ringmore Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No/Not eligible					

7. What, if any, are your future housing plans?

	Person A	Person B	Person C	Person D	Person E
I have no plans to move ( <b>please skip to Question 10</b> )					
I expect to move within 5 years					
I expect to move, but <b>not</b> within 5 years					
I would like to move soon, but no suitable property within Ringmore Parish					

8. If you intend to move, would you like to remain within Ringmore Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

9. If you are intending to move, please indicate if it is for any of the following reasons. Please tick all that apply:  
(all members of a household need to respond to this individually)

	Person A	Person B	Person C	Person D	Person E
To be nearer family/carers					
To be nearer public transport/shops/amenities					
Currently living with relatives and want to move out					
To study					
You want or need to downsize					
You want or need more space					
You want or need a home on one level					
You are struggling to afford your current home					
Other, please specify:					
Person A	Person B	Person C	Person D	Person E	

10. Do you think there should be restrictions on **new build housing** being available for second homes or holiday lets? (please tick all that apply)

	Person A	Person B	Person C	Person D	Person E
Restrict second homes					
Restrict holiday lets					
No restrictions					

11. Should any new housing development provide a minimum of two off street parking places?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

12. Would you support restrictions on roof heights for new developments and redevelopments?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

#### Affordable Housing

"Affordable Housing" is only available to persons on the Housing Register (see part 2) and is subsidised housing either rented from a Housing association under a controlled rent agreement or purchased at up to 80% of market value. There are several methods of purchase including shared ownership etc. "Affordable Housing" does not necessarily mean that it is within the financial reach of those in need. See also Community Land Trusts, see below.

13. If a need for affordable housing were identified, would you support a development that included affordable housing for local people from Ringmore, Kingston or Bigbury to meet that need?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

**What is a CLT?**

Community Land Trusts (CLT) are a form of community-led housing; set up, and run by ordinary people to develop and manage homes as well as other assets. CLTs act as long-term stewards of housing, ensuring that it remains genuinely affordable, based on what people actually earn in their area, not just for now but for every future occupier.

14. Would you be interested in learning more about CLT and the opportunities it presents for influencing future development in the Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

**Transport and Traffic**

15. How many vehicles are there in your household?

16. Do you have the use of an additional vehicle connected to your employment?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

17. Do you feel safe when walking or cycling in the parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

18. If No then what road safety measures would you support in the parish?

Person A	Person B	Person C	Person D	Person E

19. Do any of the following travel arrangements apply to you?

	Person A	Person B	Person C	Person D	Person E
Use the once-a-week public bus to Plymouth					
Use community/hospital transport					
Use a school bus					
Use a taxi service regularly (more than once a month)					
A neighbour takes me					
Daily commute out of the parish for work or other reasons					
Car fare scheme					
None of the above					

**Community**

20. How do you rate the overall availability and quality of social and community facilities for the following groups in the Parish? Please score each of the following with 3=Good, 2=Adequate, 1=Poor, 0=don't know :

	Person A	Person B	Person C	Person D	Person E
Parents with babies and toddlers					
Young children (under 11)					
Teenagers					
Young singles and couples					
Families					
Those retired					
The frail and elderly					

21. For any you have scored poor, please suggest what you think might be needed to improve provision for the this group:

Person A	Person B	Person C	Person D	Person E

22. We currently have two community buildings, the WI Hall and Parish Hall. Approximately how often do you attend events/clubs/activities etc at either of them?

	Person A	Person B	Person C	Person D	Person E
once a week or more frequently					
once every two weeks					
Once a month					
Once every six month					
Once a year					
Even less often or never					

23. What new activities would you like to see that could be catered for within the current buildings?

Person A	Person B	Person C	Person D	Person E

24. Do you attend 'All Hallows Church' in Ringmore Village? Please indicate how often you have attended the church during a normal year.

	Person A	Person B	Person C	Person D	Person E
Regularly – more than once per month					
Occasionally – several times a year					
Special occasions – carol service, wedding, funerals etc.					
Not at all					

25. What changes would encourage you to attend more often.

Person A	Person B	Person C	Person D	Person E

26. Do you use 'The Journeys End' Inn?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

### Communication

Mobile phone reception at home varies considerably across the parish with some residents having excellent reception and others none at all.

27. Would you accept additional transmitting mast(s) in the parish to improve reception for all residents?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

28. Do you consider your current broadband speed at your home to be:

	Person A	Person B	Person C	Person D	Person E
Excellent					
Adequate					
Poor					
No signal					
I do not use the internet					

**Economy and Business**

29. Which if any of the following you would like to see encouraged within the parish:

	Person A	Person B	Person C	Person D	Person E
Tourism – day visitors					
Tourism – accommodation –self catering or B&B					
Encourage working from home					
A community work space					

30. Would you support further development of caravan or camping sites in the parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					

**Employment**

31. Is there a need for new employment opportunities in Ringmore Parish?

	Person A	Person B	Person C	Person D	Person E
Yes					
No					
If 'yes', please state what...					
Person A	Person B	Person C	Person D	Person E	

32. What is your current employment status?

	Person A	Person B	Person C	Person D	Person E
Employed full time					
Employed part time					
Self employed					
Fully retired					
In education					
Not in paid employment					

33. If employed where do you mainly work (tick all that apply)

	Person A	Person B	Person C	Person D	Person E
At home					
In Ringmore parish					
Elsewhere in the South Hams					
Plymouth					
Exeter					
A combination of the above					
None of these					

### Open Space and Environment

34. Please indicate the extent to which you agree or disagree with the following statements using number 1 (for strongly agree), 2 (for agree), 3 (for disagree) 4 (for strongly disagree) or 5 (for no opinion)

	Person A	Person B	Person C	Person D	Person E
The peace and rural location of Ringmore Parish including its proximity to the sea is its most important asset					
Holiday homes or second homes are having a negative impact on the character of the parish					
Local roads should be improved to meet more modern highway standards					
Maintaining the AONB in which the parish sits is important to the character of the area					
Holiday homes or second homes are a welcome aspect of life in the Parish and are helping to sustain it					
Single lane access into the parish with passing places and Devon Banks is an important part of the character of the parish and should be conserved					
New housing should be of good traditional design suited to the locality					
Maintaining 'Dark Skies' in the parish is important to retain the character of the area at night					
The conservation of heritage buildings in the parish is important					
Good modern contemporary housing design should be welcome					

35. Do you have any further comments?

Person A	Person B	Person C	Person D	Person E

Please continue on a separate sheet if extra space is required, making clear which person is responding.

**If applicable, please complete part 2 and part 3. Otherwise, please see the grey box on the last page about returning your completed form.**

Part 2: (with a red border) **Only** for people currently considering moving to a new house within the next 5 years.

Part 3: (with a blue border) **Only** for people who believe that they qualify for "Affordable Housing".

## Part 2 Housing Needs Survey

### Part 2

**Please only complete this form if you think you may need to move to a new home in Ringmore within the next five years.**

**Please answer all questions relevant to your household as fully as possible in order to ensure that your housing need can be accurately assessed.**

A separate form for each household that wants to move must be completed. For example, each grown up child (over 18) in a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances, not that of the main household. If you require extra forms or have any queries, please contact Janice Alexander on 01392 248919

**In order to assess accurately housing need, we have to ask for some sensitive information.**

**Confidentiality and Data Protection:** This information is collected by Devon Communities Together (DCT) as data controller in accordance with the data protection principles in the *Data Protection Act 1998* to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual and no sensitive information will be passed to any other organisation or agency without your permission, including the Parish Council. Personal data will be retained for 5 years and then destroyed.

Please complete the table below listing all persons who would need to live in the new household including the person completing the form? (Please continue on a separate sheet if needed)

Name and relationship to person completing the form	Age	Gender	Wheelchair accommodation needed	Level access needed
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N
		M/F	Y/N	Y/N

If you have a specific need which is not covered above please provide details on a separate sheet.

What is the minimum number of bedrooms you would require in your new home?

When do you think you will need to move to a new home? Please tick one box

Now or within the next 12 months  Within 1 – 3 years  Within 3 – 5 years

Please indicate your reasons for wishing to move home below. You may tick more than one box.

You need or will need to downsize to a home with fewer bedrooms	<input type="checkbox"/>
You need or will need to move to a home with more bedrooms	<input type="checkbox"/>
You are sharing kitchen/bathroom facilities with someone who is not going to be moving with you	<input type="checkbox"/>
You need to move for health/mobility reasons	<input type="checkbox"/>
Your home is in poor condition	<input type="checkbox"/>
You are struggling to afford your current home	<input type="checkbox"/>
You will be leaving home and do not expect to be able to rent or buy privately	<input type="checkbox"/>
You have a private tenancy ending	<input type="checkbox"/>
You wish to move back to the parish and have a strong local connection	<input type="checkbox"/>
You need to move for work	<input type="checkbox"/>
Other –please detail	<input type="checkbox"/>

### What type of housing are you interested in?

Below we explain the different types of affordable housing. Please indicate which types of housing you would be interested in by ticking the boxes below. You may tick more than one box.

- Shared Ownership/Equity  Affordable/Social Rent  Self/Custom Build\*   
 Discounted Market Home  Rent to buy  Open Market Housing

#### What do we mean by affordable housing?

**SHARED OWNERSHIP**- this is where you buy a share of your home (25% to 80% of the home's value) and pay rent on the remaining share. You'll need to take out a mortgage to pay for your share of the home's purchase price. You can now have a household income of up to £80,000 and still be eligible for a shared ownership property.

**SHARED EQUITY** – this is similar to shared ownership. However, while the developer and/or Government own the remaining share you do not pay rent on it.

**AFFORDABLE HOUSING FOR RENT** – this is where you pay a percentage of market rent to a housing association or similar organisation. There are currently a number of different rent regimes where the amount paid for a similar sized home may vary.

**DISCOUNT MARKET HOMES** - this is where you buy a home at a discount below the open market cost.

**SELF-BUILD / CUSTOM BUILD**- this is where you are involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. Self-build normally involves some form of ownership but can also be used to provide rented housing. You must have an affordable housing need to be eligible for an affordable self-build home.

**RENT TO BUY** – This scheme allows working households to rent a home at an Affordable Rent before having the option to buy after a set period of time. There are several different Rent to Buy models and the period of time after which tenants can buy varies between these models. To be eligible for Rent to Buy, tenants must be first time buyers or those returning to the market following a relationship breakdown. As with shared ownership, tenants can have a household income of up to £80,000 to be eligible.

\*If you are interested in building your own home please register your interest on the South Hams District Council website at [www.southhams.gov.uk/article/3503/Register-an-Interest-in-Self-Build](http://www.southhams.gov.uk/article/3503/Register-an-Interest-in-Self-Build)

**If purchasing a new home, what would your budget be ?**

£150,000 - £200,000

£200,000 - £250,000

£250,000 - £300,000

£300,000 - £350,000

£350,000

£500,000 – 750,000

Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market in the parish?

**YES/NO**

**If you have answered NO to this question please complete questions in [Part 3](#) which will help us to assess what form of affordable housing will meet your need**

## Part 3 Qualification for Affordable Housing

### Part 3

Please fill this in only if you believe that you qualify for 'affordable housing via the council's housing list.

#### IMPORTANT

Please note we can only assess your eligibility for affordable housing if we have full income and financial details. Without these, we will not be able to process this form or include your household in the need figures.

As per our confidentiality and data protection statement, this financial information will remain confidential and will not be seen or passed on to any other organisation including the Parish Council or members of the steering group.

#### Income

What is your household's **gross annual income**? (before deductions) including benefits and pensions. This should be the combined income for couples.

- |                   |                          |                   |                          |                   |                          |                   |                          |
|-------------------|--------------------------|-------------------|--------------------------|-------------------|--------------------------|-------------------|--------------------------|
| Less than £20,000 | <input type="checkbox"/> | £20,001 - £25,000 | <input type="checkbox"/> | £25,001 - £30,000 | <input type="checkbox"/> | £30,001 - £35,000 | <input type="checkbox"/> |
| £35,001 - £40,000 | <input type="checkbox"/> | £40,001 - £45,000 | <input type="checkbox"/> | £45,001 - £50,000 | <input type="checkbox"/> | £50,001 - £55,000 | <input type="checkbox"/> |
| £55,001 - £60,000 | <input type="checkbox"/> | £60,001 - £70,000 | <input type="checkbox"/> | £70,000 - £80,000 | <input type="checkbox"/> | Over £80,000      | <input type="checkbox"/> |

#### Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £1000

£

Do you potentially have access to a deposit **in addition** to any savings? If so how much?

£

**If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home**

What is your estimate of the current value of your home?

£

What is your estimate of how much you still owe on your mortgage?

£

**Please note:** Single people wishing to set up a new home alone i.e. children moving out of family home, should give their income and financial details only, not that of their parents or other household members who will not be re-housed with them.

Will you be reliant on housing benefit to pay all or part of your rent? All  Part

**Do you have a local connection to Ringmore Parish?**

If any affordable homes are provided in Ringmore, they will be for people living or working in the Parish, or for those who can show that they have a long-term connection with the parish

Please answer the following questions, if they do not apply please put "n/a"

Is a member of the household currently resident in the parish, if so for how many years?

Is a member of the household currently employed in the parish, if so for how many years?

Do you have other strong local connection with the parish for example by upbringing? Please detail.

**If you consider that your household is in affordable housing need, it is important that you register with Devon Home Choice at [www.devonhomechoice.com](http://www.devonhomechoice.com)**

Have you registered your housing need with Devon Home Choice?

**YES/NO**

**If you have not registered with Devon Home Choice, please give reasons why**

Have tried to register but was refused

Form was too long and complicated

Waiting list is too long

Lack of affordable housing in the village

Hadn't heard of it

Other: please explain in the box below

### Contact Details

Please provide your contact details in case we need to contact you to clarify any information or update you with any housing development within the village. If you agree to us sharing your contact details with relevant organisations (for affordable housing purposes only), please sign the declaration below.

Name:	
Address:	
Telephone Number:	Email:
I agree to DCT (Devon Communities Together Ltd) sharing my contact information with the local authority and any other relevant organisations where this is to assist them in providing affordable housing.	
Signed.....	Date.....

### How to return this questionnaire:

**Completed surveys should be sent to Devon Communities Together. There is a postage paid return envelope included with this questionnaire.**

If there are any problems please contact Martin Parkes at Devon Communities Together on 01392 248919

creating change in Devon

**Catalyst**

# RINGMORE PARISH NEIGHBOURHOOD PLAN COMMUNITY SURVEY REPORT



August 2018

Dawn Eckhart

Telephone: 01392 248919, Email: [dawn@devoncommunities.org.uk](mailto:dawn@devoncommunities.org.uk)

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**THIS DOCUMENT IS AVAILABLE IN LARGE PRINT FORMAT  
UPON REQUEST.**

**PLEASE PHONE 01392 248919 TO REQUEST A COPY.**

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## Executive Summary – Key Findings

The following table summarises the key findings from the Ringmore Neighbourhood Plan households' survey. The key findings are listed alongside the question responses that provide the evidence to support the finding.

Statistics from the last national census (2011) stated that there are approximately 105 households in the parish representing a population of some 210 people, of these around 190 people are adults over 16 and are the most likely audience for participating in this method of consultation.

The Steering Group organised the delivery of the questionnaire survey to every household in the parish during May 2018. The format of the questionnaire was designed to allow up to five individuals in each household to submit their individual responses. Stamped addressed envelopes were provided to enable residents to return their completed forms directly to Devon Communities Together for analysis.

A total of 58 survey forms, representing 100 individuals responses were completed and returned to Devon Communities Together (DCT). If the age profile of survey respondents is compared to that of the national census (Figure 1, page 6) we can see that the percentage of “working age” respondents closely reflects that of the census, whilst the percentage of respondents of over 65 is somewhat higher than that of the census.

The return rate achieved indicates that 55% of households and 53% of the adult population of the parish participated in the survey. This is a very good response rate and provides a good representative sample, and the Steering Group can be confident that they have captured the views of the community.

Theme	Evidence
<b>Housing</b>	
A. 84% of respondents to this query (80 individuals) indicated that there should be restrictions imposed upon new build housing being available for second homes	Question 10, page 16
B. 78% of respondents to this query (75 individuals) indicated that they agree that any new housing should provide a minimum of two off-road parking places per unit.	Question 11, page 16 Question 15, page 18
C. 96% of respondents to this query (93 individuals) indicated that they would support restrictions on roof heights for new developments and redevelopments.	Question 12, page 17
D. 74% of respondents to this question (70 individuals) indicated that they would support a development that included affordable housing for local people if a need were identified	Question 13, page 17
E. 88% of commentators on this issue (87 individuals) indicated that they agree that new housing should be of good traditional design suited to the locality	Question 34, page 29
<b>Transport &amp; Traffic</b>	
F. 30% of participants in the survey indicated that they would support some road safety measures in the parish	Question 18, page 19

<b>Community</b>	
G. 73% of commentators on this issue (38 people) indicated that facilities for teenagers in the parish are poor	Question 20, page 21
H. 70% of commentators on this issue (32 people) indicated that facilities for children under the age of 11 in the parish are poor	Question 20, page 21
I. 89% of commentators on this issue (33 people) indicated that facilities for parents with babies and toddlers in the parish are poor	Question 20, page 21
J. The public house "Journeys End" is used by 77% of survey participants	Question 26, page 24
<b>Communication</b>	
K. 64% of respondents to this issue (61 people) indicated that they would accept additional transmitting mast(s) in the parish to improve reception for all residents	Question 27, page 24
<b>Economy &amp; Business</b>	
L. 89% of respondents to this issue (86 people) indicated that they would not support further development of caravan parks and camping sites in the parish	Questions 30, page 25
<b>Employment</b>	
M. 74% of respondents to this issue (62 people) indicated that there is no need for new employment opportunities in the parish.	Question 31, page 26
<b>Open Space &amp; Environment</b>	
N. 98% of respondents to this question (97 people) indicated that the peace and rural location of Ringmore Parish including its proximity to the sea is its most important asset	Question 34, page 29
O. 97% of respondents to this question (96 people) indicated that maintaining 'Dark Skies' in the parish is important to retain the character of the area at night	Question 34, page 29
P. 96% of respondents to this question (95 people) indicated that the conservation of heritage buildings in the parish is important	Question 34, page 29
Q. 94% of respondents to this question (93 people) indicated that maintaining the AONB in which the parish sits is important to the character of the area	Question 34, page 29
R. 92% of respondents to this question (91 people) indicated that the single lane access into the parish with passing places and Devon Banks as an important part of the character of the parish and should be conserved	Question 34, page 29
S. 70% of respondents to this question indicated that local roads should not be improved to meet more modern highway standards	Question 34, page 29

## Introduction

### Overview of Ringmore Parish

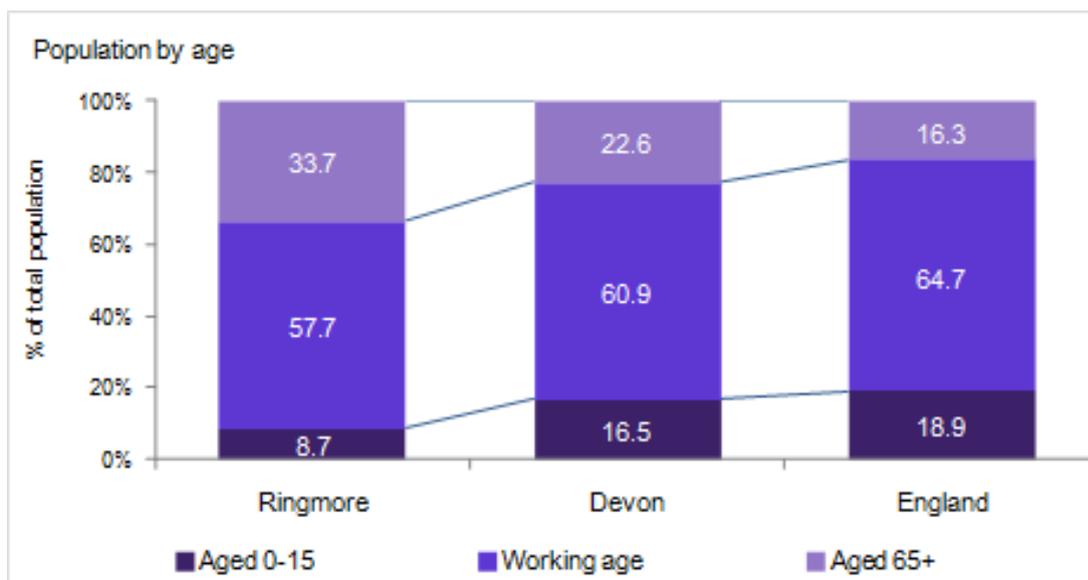
Ringmore is a small rural civil parish in the South Hams district of Devon, it is a rural and coastal parish of approximately 1,110 acres. Ringmore parish includes a small group of houses at Marwell and part of the shoreline village of Challaborough. A large part of the parish, which lies within the South Hams 'Area of Outstanding Natural Beauty', has also been designated as a conservation area.

Ringmore has a range of local societies and interest groups, along with a public house, the All Hallows church, the WI Hall, a parish room and a monthly parish newsletter. Tourism is the major industry of the parish but brings traffic problems.

### Population Figures

In the 2011 census, the usually-resident population of the whole of Ringmore parish was recorded as 210 people in 105 households.

The age demographic of the population is illustrated in Figure 1 below. The parish has a significantly higher proportion of retired people (over 65s) than both Devon as a whole and England. It also has a significantly lower proportion of children than that of Devon and England averages.



Source: Census 2011 (table KS102EW)

**Figure 1** Comparison of the age distribution in Ringmore Parish, Devon and England

### Neighbourhood Development Plan

The Localism Act 2011 gives Local Councils the power to prepare Neighbourhood Development Plans. A "Neighbourhood Plan" gives communities an opportunity to directly shape the future of their local area. Land use matters can be included in the plan which are important to the local community (for example it can highlight areas which should remain as public open space).

Once formally adopted a Neighbourhood Plan carries full statutory weight as part of the Development Plan for the area and due regard must be given to the Plan when making decisions on planning applications.

To produce a Neighbourhood Plan the local council must first record a resolution to undertake the project. The next step is the designation of a Neighbourhood Area – in this case the civil parish boundary (illustrated in Figure 2).

Once the area is designated, the Parish Council must engage with the community in order to develop and inform the plan. The Ringmore Neighbourhood Plan Steering Group (RNPSG) comprising parish councillors and other representatives of the local community was then set up to oversee this process.

Once the plan is prepared it will be submitted to the planning department at South Hams District Council which will then ensure it has been prepared correctly and meets the basic standards. Then there will be a publication period, after which the District Council will facilitate an independent examination into the Neighbourhood Plan. Provided that the Examiner recommends that the Neighbourhood Plan be taken forward there will then be a community referendum. The final adoption of the plan requires the support of the majority of those that have voted in the referendum.

Further information about Neighbourhood Planning can be found on the following website:

Make a plan, make a difference: <a href="http://www.neighbourhoodplanning.org/">http://www.neighbourhoodplanning.org/</a>
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The remit of the RNPSG is to undertake and oversee the process of developing the Neighbourhood Plan. The RNPSG decided to engage the services of the Catalyst consultancy team to provide the expertise and objectivity needed to undertake the process of community engagement and data analysis.

### Catalyst and Devon Communities Together

Catalyst is the in-house consultancy service provided by Devon Communities Together (DCT), which is a charity that has worked to support Devon's rural communities for over 55 years. In recent years, Catalyst and Devon Communities Together have provided support to over 60 town and parish council steering groups that have been working on producing a Neighbourhood Development Plan for their area.

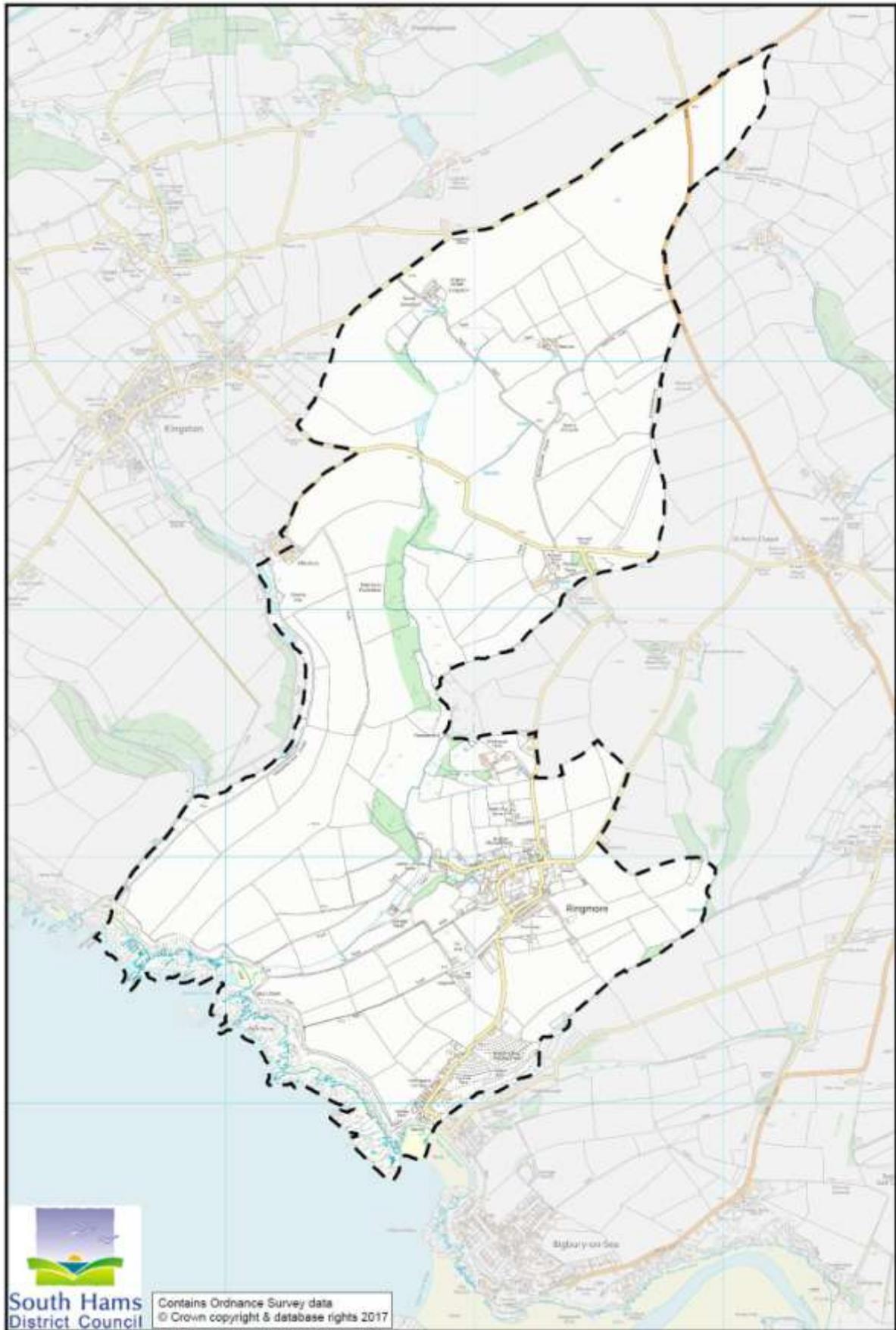


Figure 2: Ringmore Designated Neighbourhood Area

## Questionnaire Development

In order to give every resident in the parish the opportunity to express their views the Steering Group determined to undertake a questionnaire-based survey. In order to inform the content, themes and issues to be explored within the survey the Steering Group undertook the following engagement in the latter half of 2017:

- An information stand at the Village Garden Party event
- An information stand at the communal Apple Pressing event
- House to house (electoral role) visits were made in Challaborough with the questions posed by the Garden Party notice board – this had a 40% response

The Steering Group was then tasked with the design of the questionnaire and met several times to develop iterations of the survey, this process was aided by reviewing questionnaires successfully used by other NP Steering Groups and with the guidance of DCT.

An eight-page questionnaire form was used and allowed for up to five people per household to give their individual responses to the questions. An additional three page “Part 2” invited only those people who were considering moving home in the next five years to provide details. A further two page “part 3” invited only people who were seeking affordable housing in the near future to respond. The aim of these additional optional sections was to help build a picture of any housing needs within the local community.

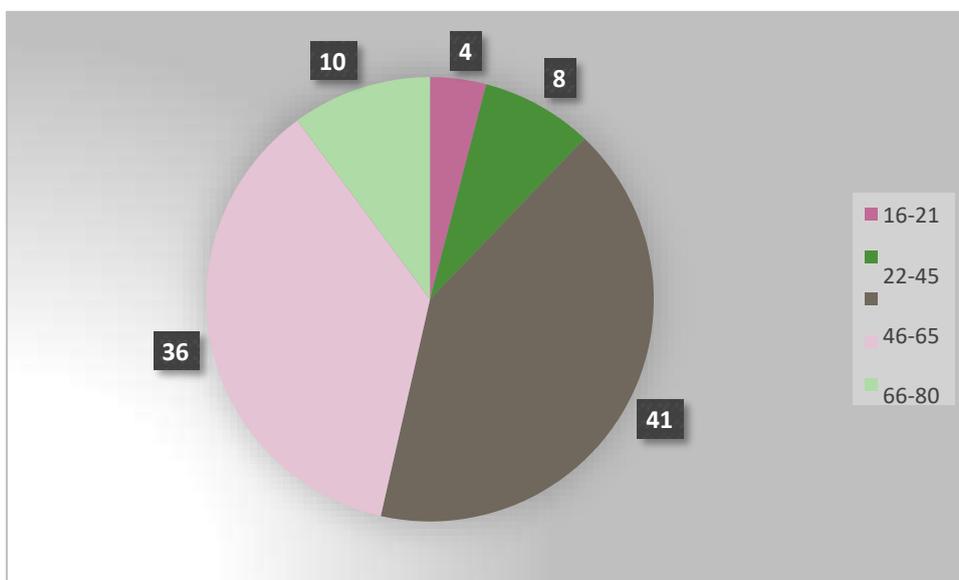
The Parish Council provided a covering letter which highlighted the closing date of the survey and asked residents to use the stamp addressed envelope provided to return their completed forms directly to DCT for analysis. The questionnaire was distributed to every household across the Parish and was in the public domain for around four weeks in May 2018. The parish newsletter and website promoted the survey and encouraged participation.

This document presents the findings from this household survey.

## Part 1: About You

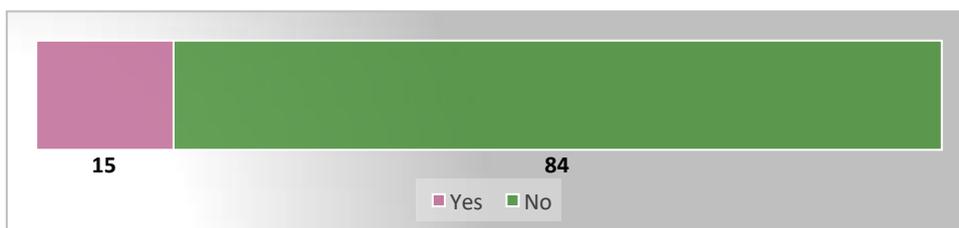
The first part of the questionnaire consisted of a set of questions that asked for the home locality, age range, and health status of the participants. This information reveals to what extent the responses to the survey are representative of the population as a whole rather than depicting views from limited sectors of the community.

**Question 1. Asked participants which category of age range they represented.**



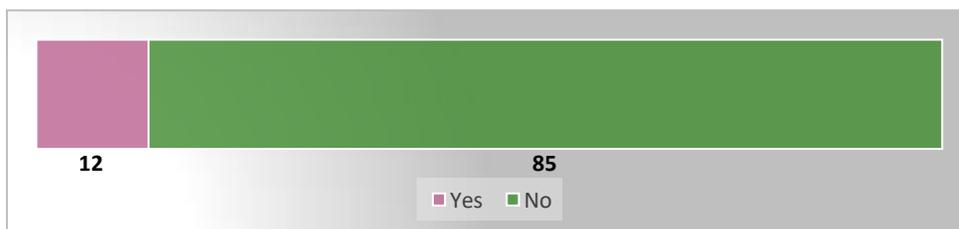
A total of 99 people answered this question. If the age profile of survey respondents is compared to that of the national census (Figure 1, page 6) we can see that the percentage of “working age” respondents (53.5%) closely reflects that of the census (57.7%), whilst the percentage of respondents of over 65 is somewhat higher (46.5%) than that of the census (33.7%).

**Question 2. Asked participants if they have a health problem that affects their day-to- day living?**



A total of 99 people answered this question. Around 15% of people reported living with a health issue that affects their day to day living.

**Question 3 asked participants if they have a health problem that affects their mobility.**



A total of 97 people answered this question, around 12% of respondents reported living with health problems that affect their mobility.

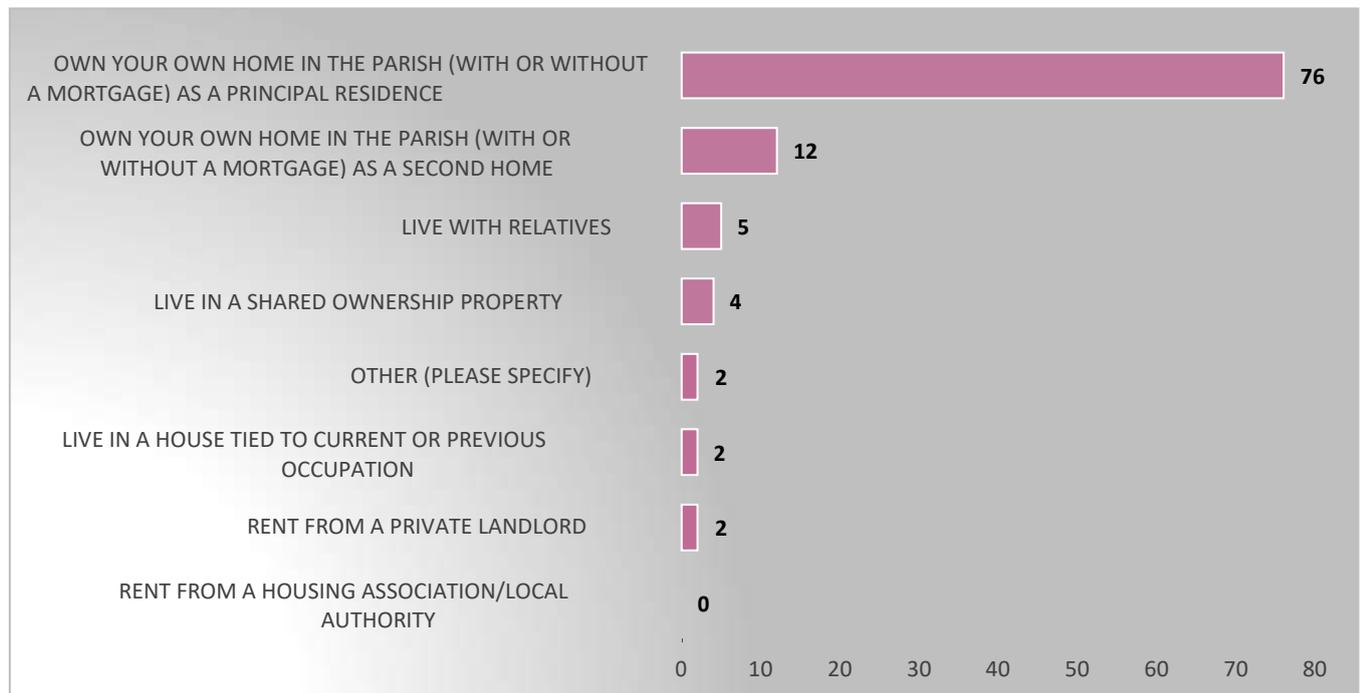
**Question 4 asked participants which area of the parish they reside in.**



A total of 98 people answered this question. The responses indicate that residents from different localities within the parish participated in the survey.

## About Housing

Question 5 asked participants which from a range of tenure options applies to their home.



A total of 97 people answered this question. The majority of participants are owner- occupiers of their homes. Around 12% of participants own their property as a second home.

Comparison of the proportions of tenure types in Ringmore Parish with that of national census 2011 and Devon data (Figure 3 below) indicates that approx. 16% of residents in the parish live in rented accommodation. When compared to the survey findings above it is clear that a lower proportion of tenants have participated in the survey.

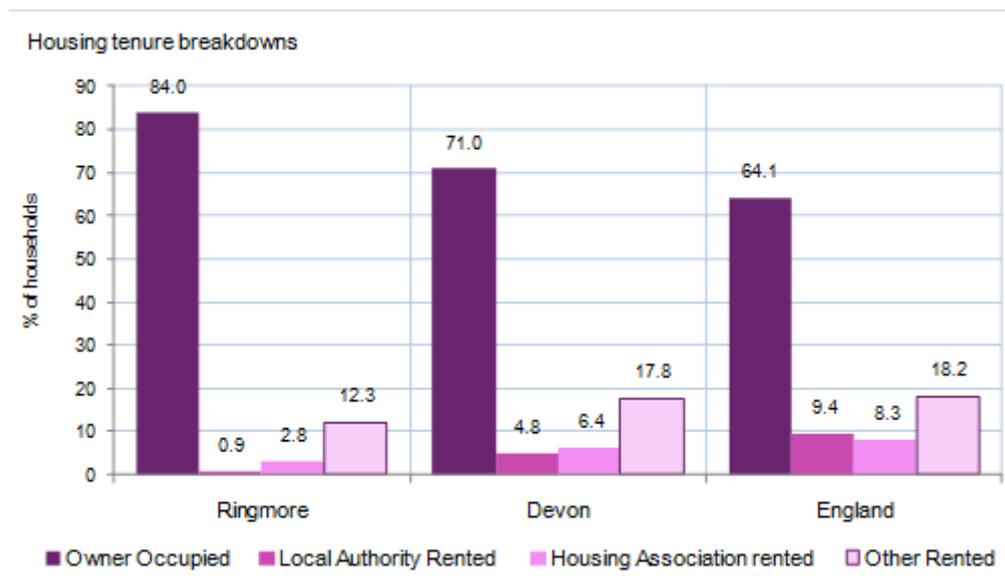
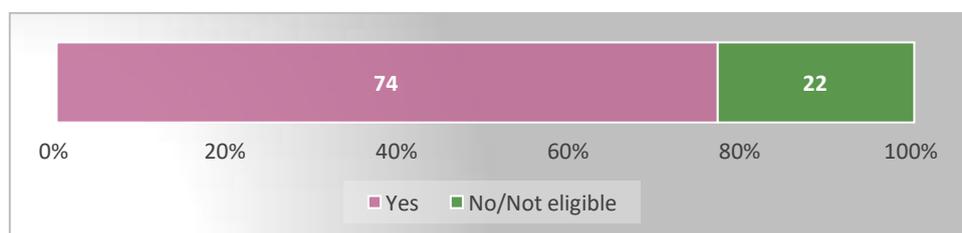


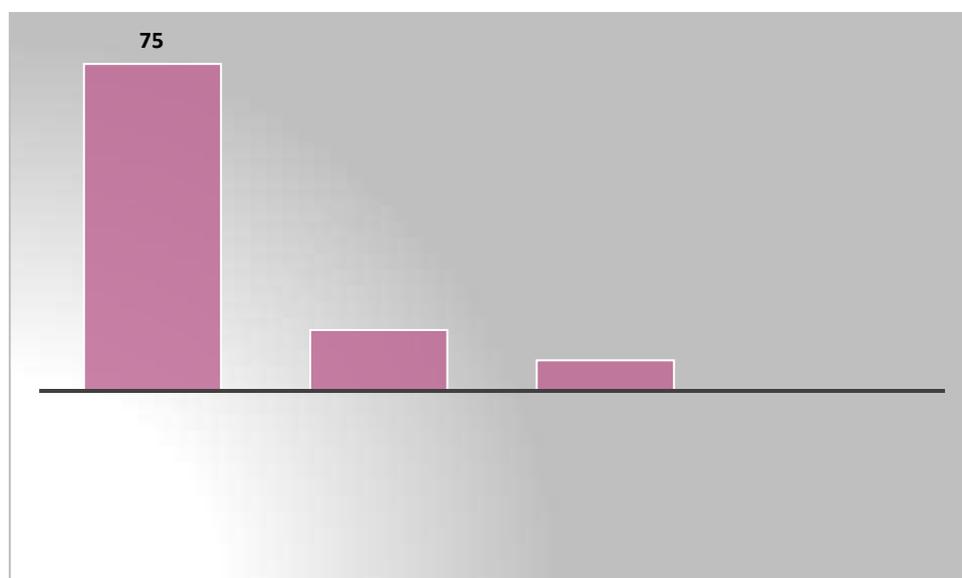
Figure 3: Property tenure status of households in Ringmore, Devon and England

**Question 6 asked participants if they are on the electoral roll for Ringmore Parish.**



A total of 96 people answered this question approx. 23% of respondents are not on the register and/or not eligible to be.

**Question 7 asked participants what, if any, are their future housing plans.**



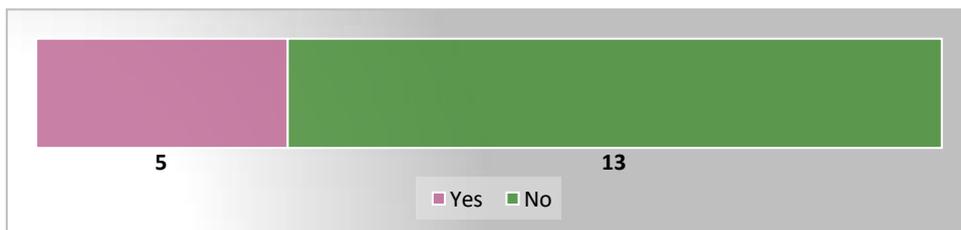
Participants were asked to skip directly to question 10 if the option that they have no plans to move is pertinent to them.

A total of 96 people answered this question. Approx. 15% of respondents expect to move within the next five years.

A cross referencing with age profile data was undertaken, providing the following detail about responses:

	16-21	22-45	46-65	66-80	81+
I have no plans to move (please skip to Question 10)	1	7	30	29	8
I expect to move within 5 years	3	1	6	4	0
I expect to move, but not within 5 years	0	0	3	3	1
I would like to move soon, but no suitable property within Ringmore Parish	0	0	0	0	0

**Question 8 asked participants which had indicated above that they intend to move if they would like to remain within Ringmore Parish.**

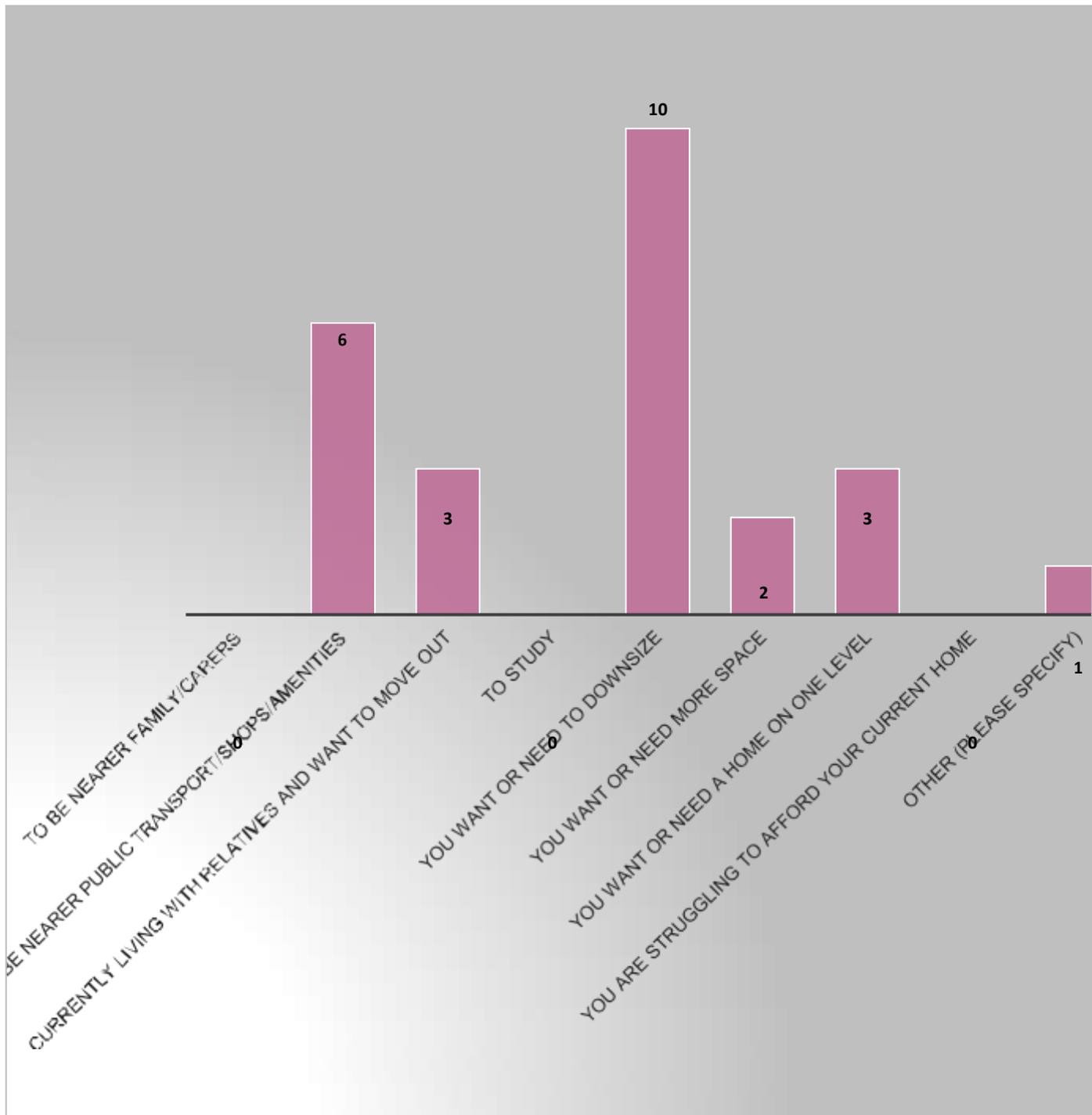


A total of 18 people answered this question, of these approx. 28% would like to remain in Ringmore parish.

A cross referencing with age profile data was undertaken, providing the following detail about responses:

	Age				
	16-21	22-45	46-65	66-80	81+
Yes	0	1	4	0	0
No	3	0	3	6	1

**Question 9. Asked those participants that are intending to move to indicate if it is for any of the optional reasons listed** (Participants were invited to select all that apply and all members of the household were asked to respond individually)

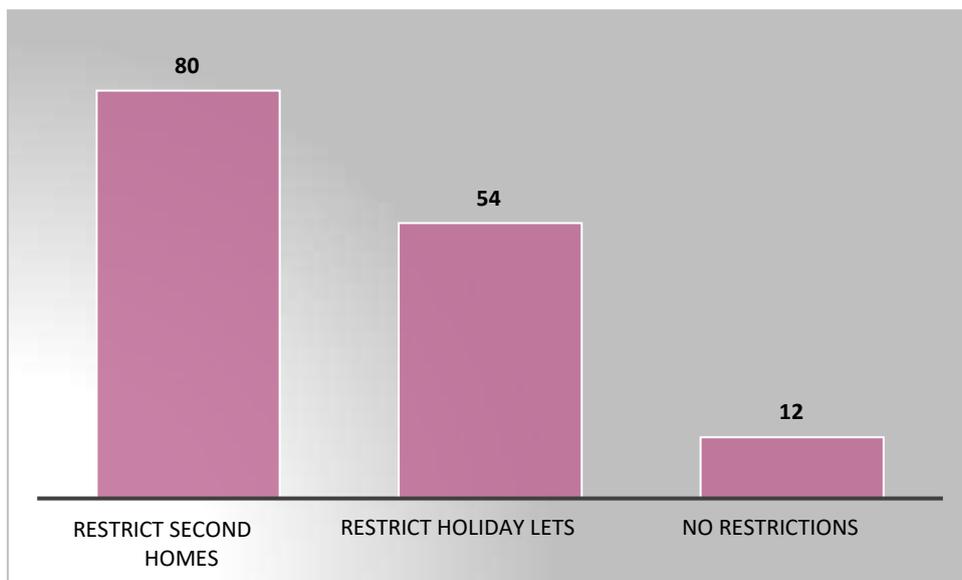


A total of 18 people or 18% of participants answered this question. Of these respondents the most frequent reason given for moving is to enable them to downsize which 56% of respondents (10 individuals) indicated.

The 2<sup>nd</sup> most popular reason for moving was given by a third of respondents as wanting to be nearer public transport, shops, and amenities.

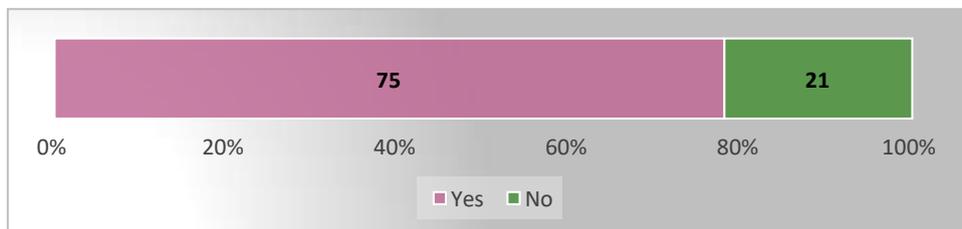
17% of people (3 individuals) indicated that they are seeking a home on one level.

**Question 10** asked participants if they think there should be restrictions on new build housing being available for second homes or holiday lets. (They could select all options that apply)



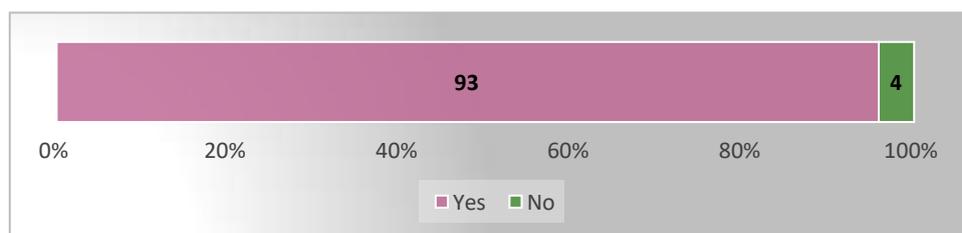
A total of 95 people answered this question. Of these respondents, 84% indicated that they think there should be restrictions on new build housing being available as second homes, and 57% indicated that they think there should be restrictions on new build housing being available for holiday lets.

**Question 11** asked participants if they agree that any new housing development should provide a minimum of two off street parking places.



A total of 96 people answered this question, of whom 78% indicated that they agree that any new housing should provide a minimum of two off road parking places.

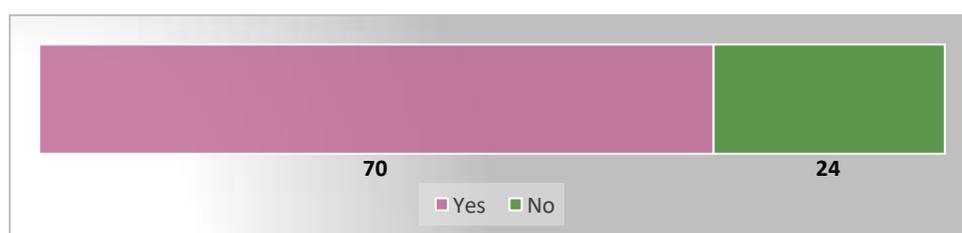
**Question 12 asked participants if they would support restrictions on roof heights for new developments and redevelopments.**



A total of 97 people answered this question, of whom 96% indicated that they would support restrictions on roof heights for new developments and redevelopments.

**Question 13 asked participants, that if a need for affordable housing were identified, whether they would support a development that included affordable housing for local people from Ringmore, Kingston or Bigbury to meet that need.**

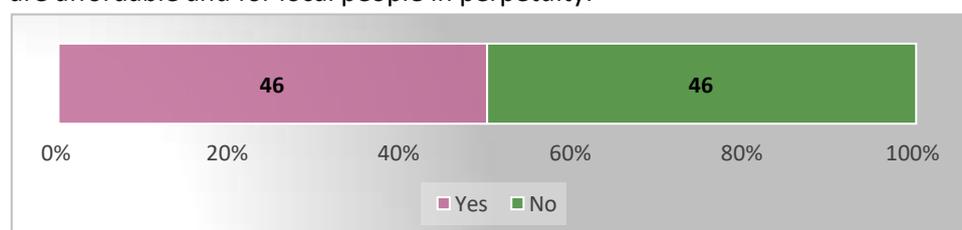
A pre-amble to this question had explained that “Affordable Housing” is only available to persons on the Housing Register (re: part 2) and is subsidised housing either rented from a housing association under a controlled rent agreement or purchased at up to 80% of market value. There are several methods of purchase including shared ownership etc. It went on to explain that “Affordable Housing” does not necessarily mean that it is within the financial reach of those in need.



A total of 94 people answered this question, of whom 74% indicated that they would support a development that provided affordable housing for local people if a need were identified.

**Question 14 asked participants if they would be interested in learning more about a CLT and the opportunities it presents for influencing future development in the Parish.**

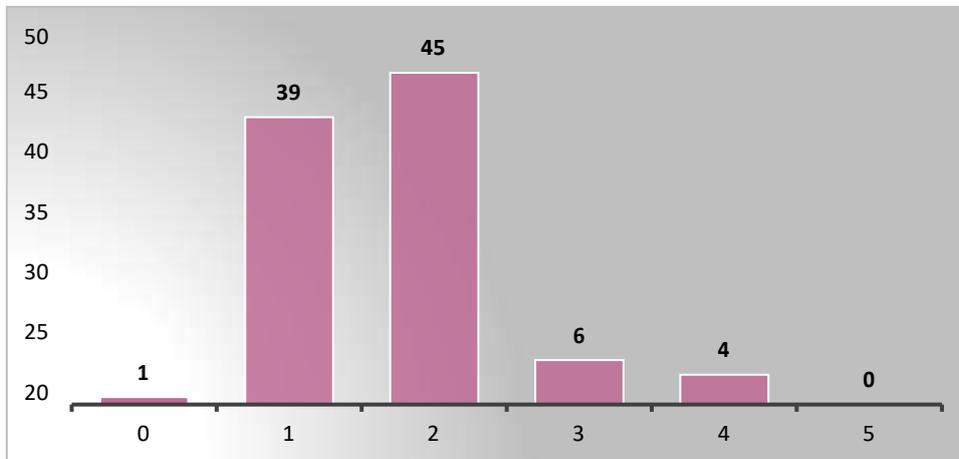
The pre-amble to this question had explained that Community Land Trusts (CLT) are a form of community-led housing; set up, and run by ordinary people to develop and manage homes that are affordable and for local people in perpetuity.



A total of 92 people answered this question, half of whom were interested in learning more about CLTs.

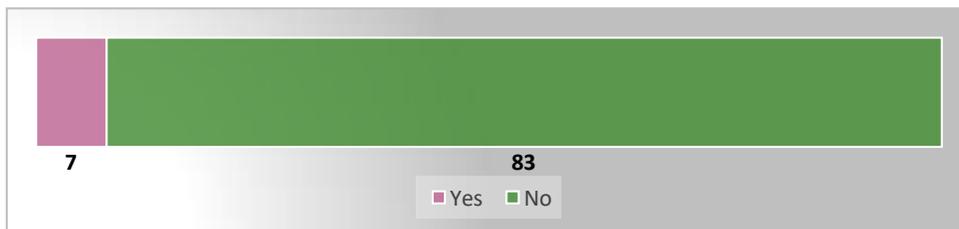
## About TRANSPORT AND TRAFFIC

**Question 15 asked participants how many vehicles they have in their household?**



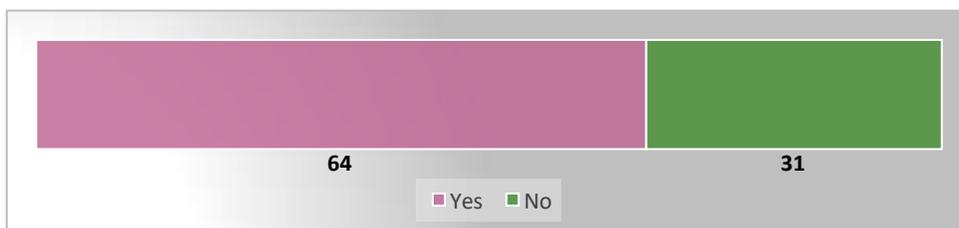
A total of 95 people answered this question. The majority of people (88%) have no more than two vehicles in their household.

**Question 16 asked participants if they have the use of an additional vehicle connected to their employment.**



A total of 90 people responded to this question, of which 7 individuals reported having the use of an additional vehicle.

**Question 17 asked participants if they feel safe when walking or cycling in the parish.**



A total of 95 people answered this question. Around a third of respondents indicated that they do not feel safe when walking or cycling in the parish.

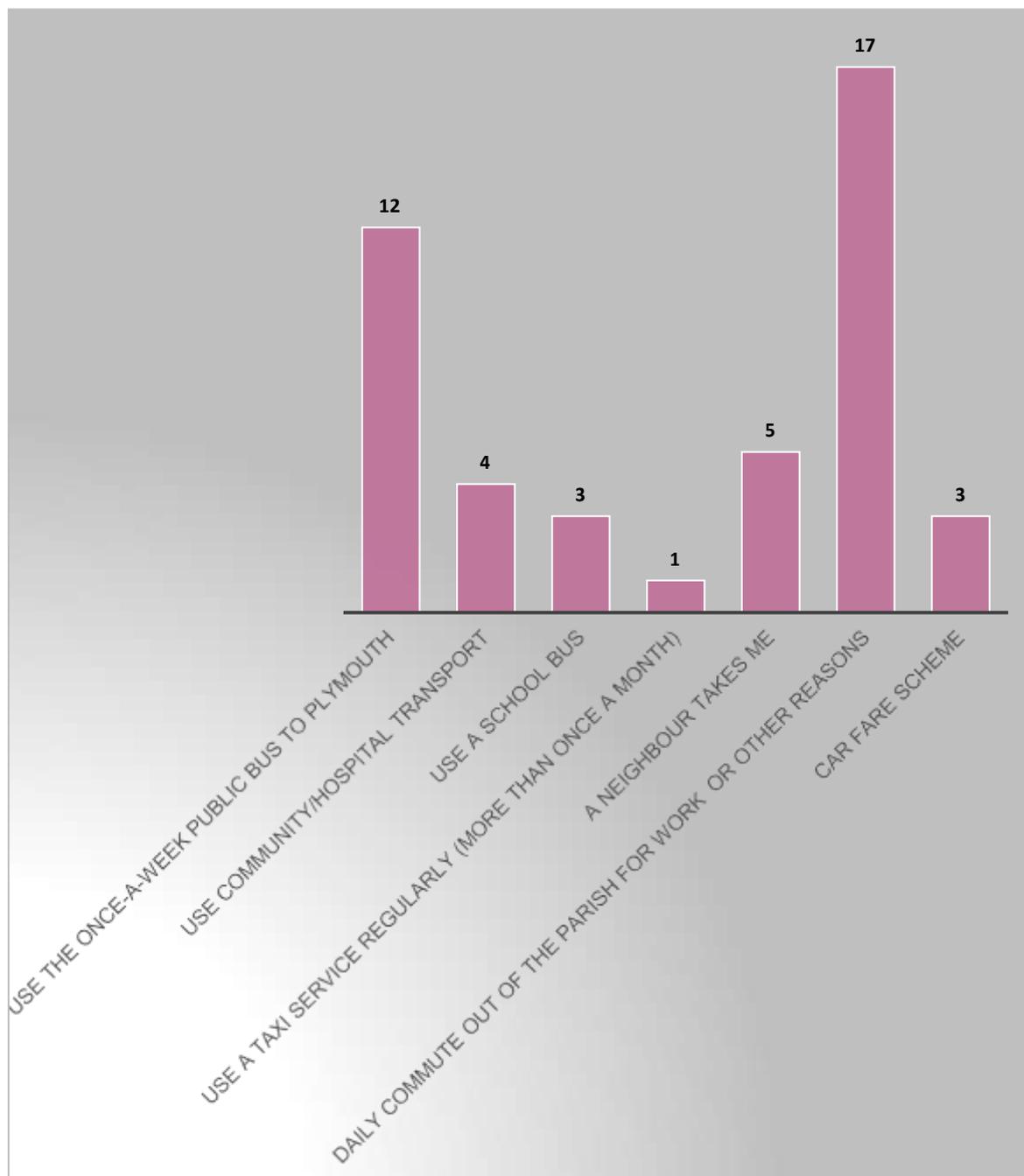
**Question 18 asked those participants who answered no to the question above to suggest what road safety measures they would support in the parish.**

30 people submitted comments, 70 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- 🔍 **Speed limits through Ringmore and Challaborough: 15 – 20 MPH was suggested** (37% of respondents to this question)
- 🔍 **Limitation on lorry size through the village of Ringmore - 3.5T suggested** (23% of respondents to this question)
- 🔍 **Introduce speed humps** (23% of respondents to this question )
- 🔍 **Traffic calming – no method specified** (20% of respondents to this question)
- 🔍 **Re-routing/one-way system for holiday traffic to avoid village** (13% of respondents to this question)
- 🔍 **Designated “quiet lane” initiative** (10% of respondents to this question)

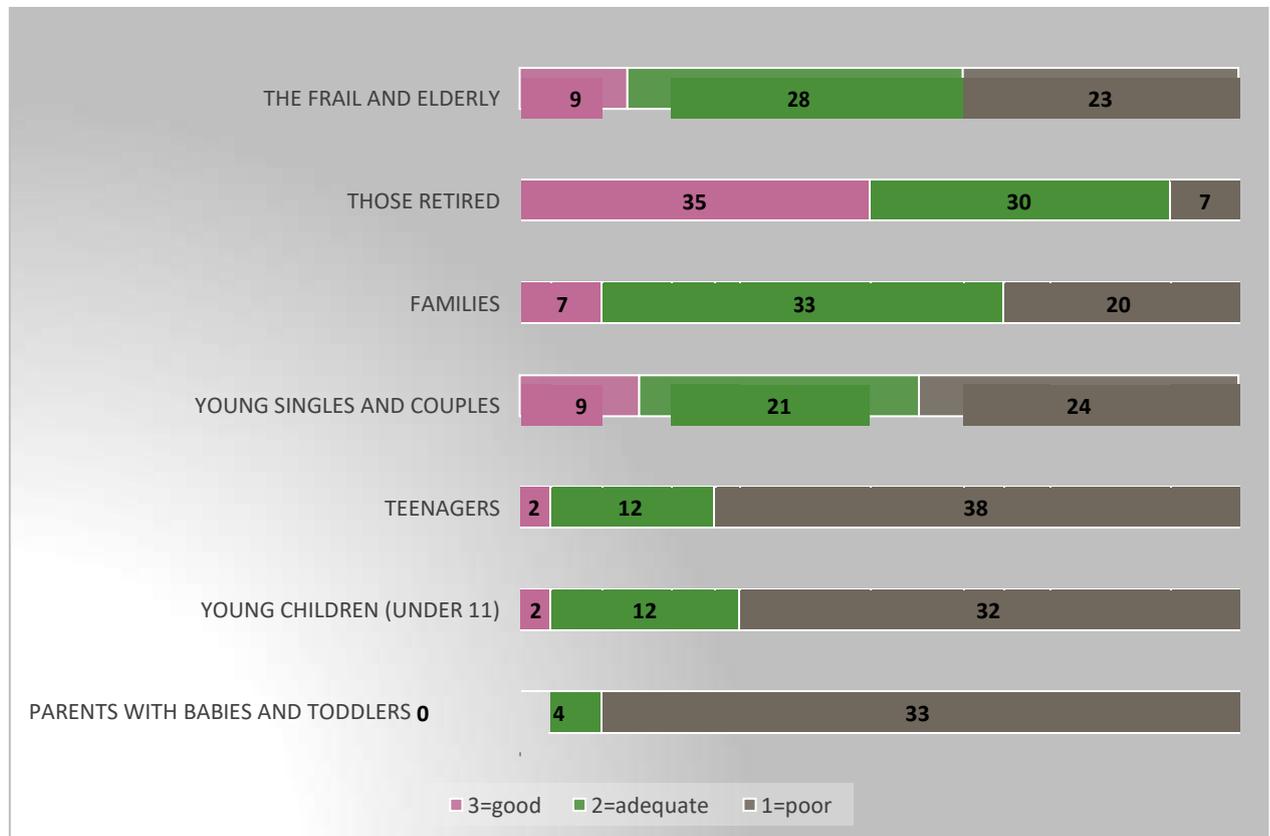
Question 19 asked participants if any from a range of travel arrangement options apply to them.



A total of 96 people answered this question, with almost 60% of them indicating that they use none of the options (this category is omitted from the chart above). About 18% of people make a daily commute out of the parish, and about 13% use the weekly bus service to Plymouth.

## About the Community

**Question 20 asked people how they rate the overall availability and quality of social and community facilities for a list of specific groups in the Parish?**



A total of 94 people answered this question and gave the following opinions:

- 2 60 of these respondents commented on the “frail & elderly” category and of these the majority indicated that facilities were at least adequate
- 2 72 respondents commented on the “retired” category and of these 90% indicated that facilities are at least adequate
- 2 60 respondents commented on the “Families” category, and of these two thirds indicated that they felt facilities are at least adequate
- 2 54 people commented on the “Young singles and couple” category and of these 56% indicated that they felt facilities are at least adequate
- 2 52 respondents commented on the “Teenagers” category and of these 27% felt that facilities are at least adequate whilst 73% indicated that facilities for this age group are poor
- 2 46 respondents commented on the “Young children under 11” category and of these 70% felt that facilities are poor
- 2 37 people commented on the “Parents with babies/toddlers” category and of these none reported that facilities are good and 89% reported that facilities are poor for this age group

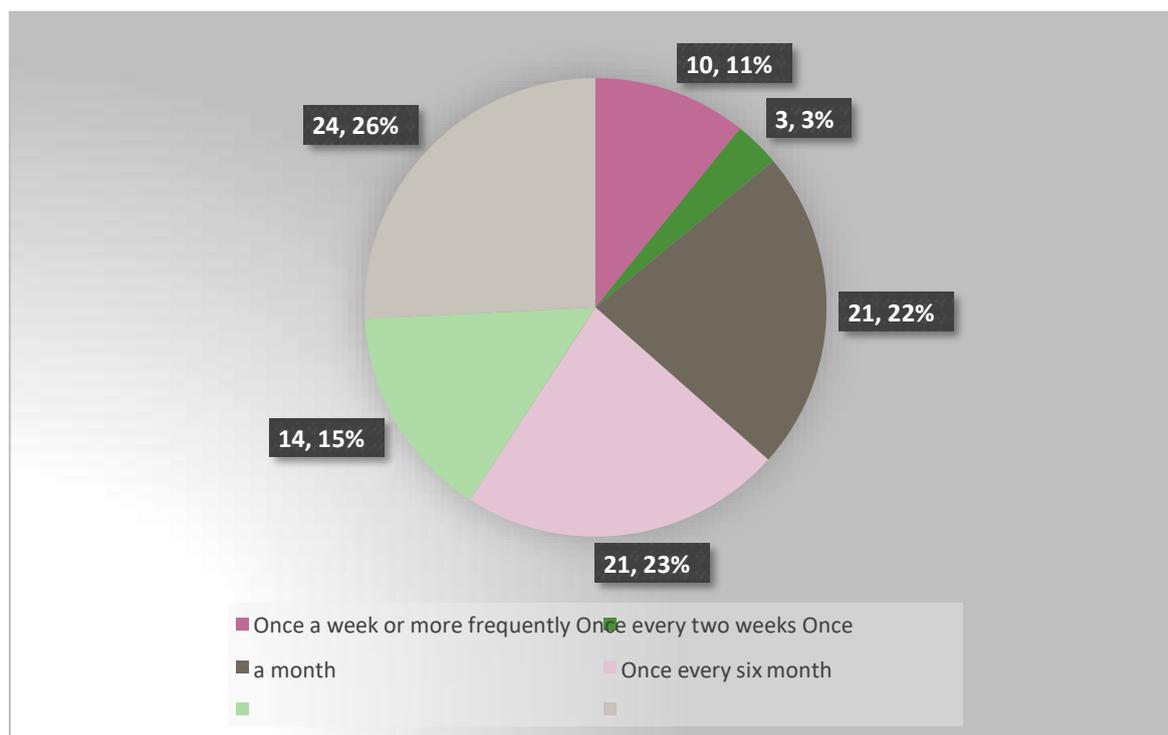
**Question 21** asked participants if they scored “poor” for any of the groups in the previous question, to submit suggestions as to how they think provision might be improved.

33 people submitted comments, 97 people skipped this question.

The comments have been analysed into commonly occurring themes which are listed below in order of frequency:

- **For each group, improved public & community transport to better access facilities outside of the Parish** (21% of commentators or 7 people)
- **Play park and/or play group for young children/toddlers** (18% of commentators or 6 people)
- **A meeting space/club for teenagers to socialise together** (18% of commentators or 6 people)
- **More community events / social activities** (15% of commentators or 5 people)
- **Open recreational space for all but especially teenagers** (9% of 33 comments submitted)
- **Groups & activities that appeal to younger people** (9% of commentators or three people)
- **Consult the specific target groups to ask them what they need** (6% of commentators or two people)

**Question 22** asked participants to indicate the frequency with which they attend either of the existing community buildings – the WI Hall and the Parish Room.



A total of 93 people answered this question. Of these 36% of respondents (34 people) people use the facilities at least once a month. Around one third of people hardly ever or never use these facilities.

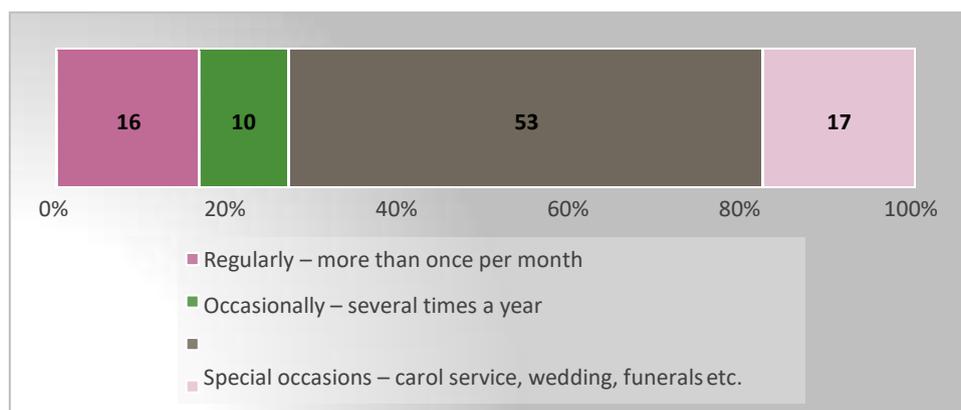
**Question 23 asked participants to suggest what new activities they would like to see that could be catered for within the current buildings.**

24 people submitted comments, 76 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Dancing** (16% of comments)
- **Keep-Fit / exercise classes** (13% of comments)
- **Yoga** (10% of comments)
- **Regular luncheon or coffee club** (10% of comments)
- **Youth club** (10% of comments)
- **Crafts** (10% of comments)
- **Produce markets / fetes** (10% of comments)
- **Adult classes, whist-drive, netball** (3% of comments)

**Question 24 asked participants if they attend ‘All Hallows Church’ in Ringmore Village, and to indicate how frequently they attend the church during a normal year.**



A total of 96 people answered this question with 17% indicating that they use the facility at least once a month, a similar number of people indicated that they never use it.

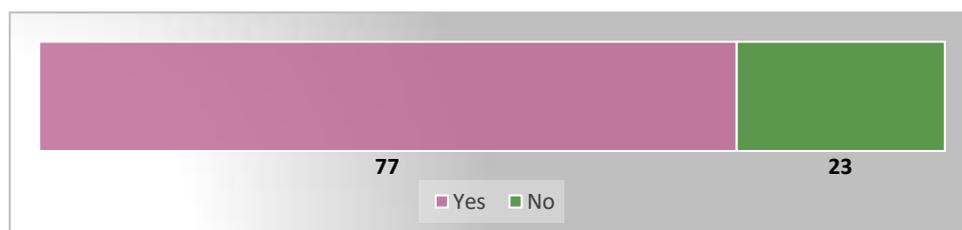
**Question 25 asked participants that do attend All Hallows Church to suggest changes that could encourage them to attend more often.**

18 people submitted comments, 82 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- **Nothing** (26% of 18 comments)
- **Less traditional services – more child friendly, positive, spiritual etc.** (16% of 18 comments)
- **More traditional services by ordained clergy** (16% of 18 comments)
- **Occasional concerts, festivals, family events** (16% of 18 comments)
- **Later service** (11% of 18 comments)
- **An act of god** (11% of 18 comments)
- **More comfortable** (5% of 18 comments )

**Question 26 asked participants if they use 'The Journeys End' Inn.**

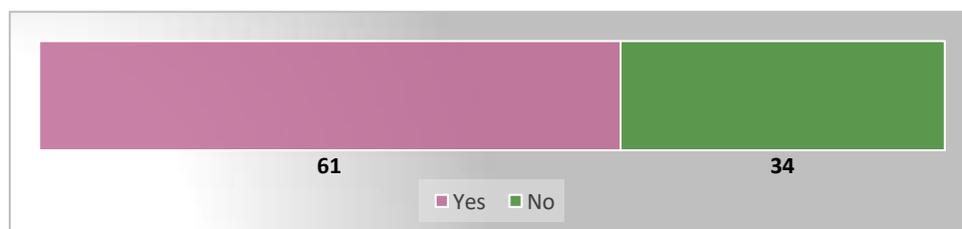


A total of 100 people responded to this question. A large majority of people indicated that they use this public house.

## About communications

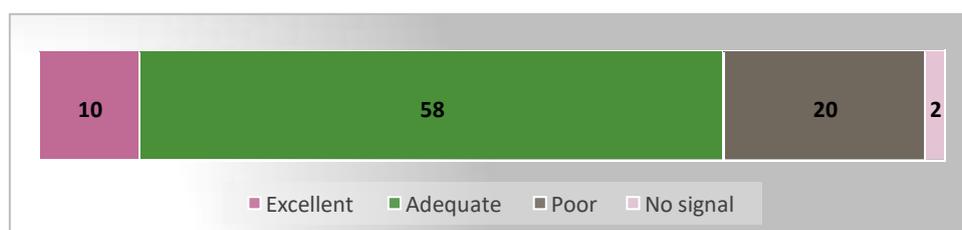
Pre-amble to this section stated that mobile phone reception varies considerably across the parish with some residents having excellent reception and others none at all.

**Question 27 asked participants if they would accept additional transmitting mast(s) in the parish to improve reception for all residents.**



A total of 95 people responded to this question, of which 64% indicated that they would accept additional transmitting mast(s) in the parish in order to improve reception for all.

**Question 28 asked participants to indicate which from a set of options they consider their current broadband speed at their home to be.**



A total of 98 people responded to this question. This total includes eight people who indicated that they do not use the internet (not illustrated on the chart). 22% of respondents have indicated that their broadband speed is less than adequate.

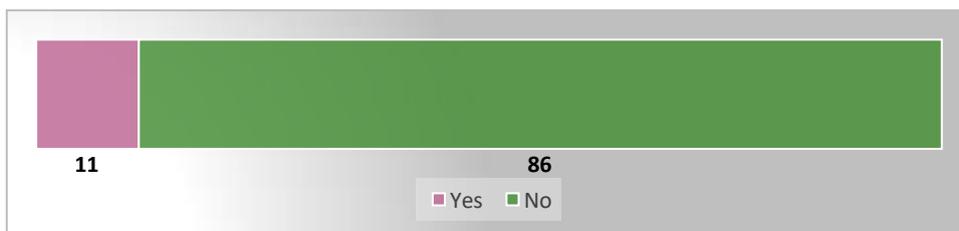
## About Economy & Business

Question 29 asked participants which if any of a given list of options they would like to see encouraged within the parish.



71 people answered this question. A total of 129 preferences were expressed. The most popular option was “encourage working from home” which received 40% of votes. The other three options received a similar portion of votes to one another (18-22%).

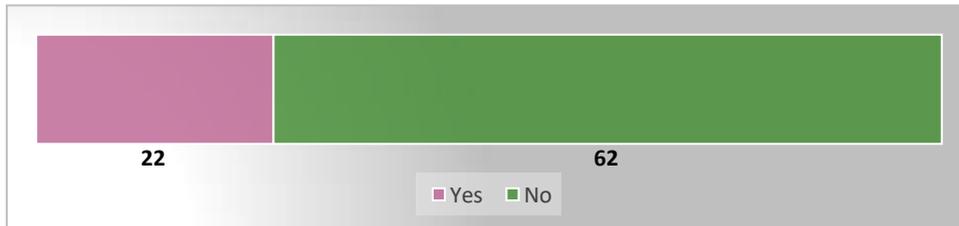
Question 30 asked participants if they would support further development of caravan or camping sites in the parish.



A total of 97 individuals responded to this question, 89% of which indicated that they would not support the further development of caravan parks or camping sites.

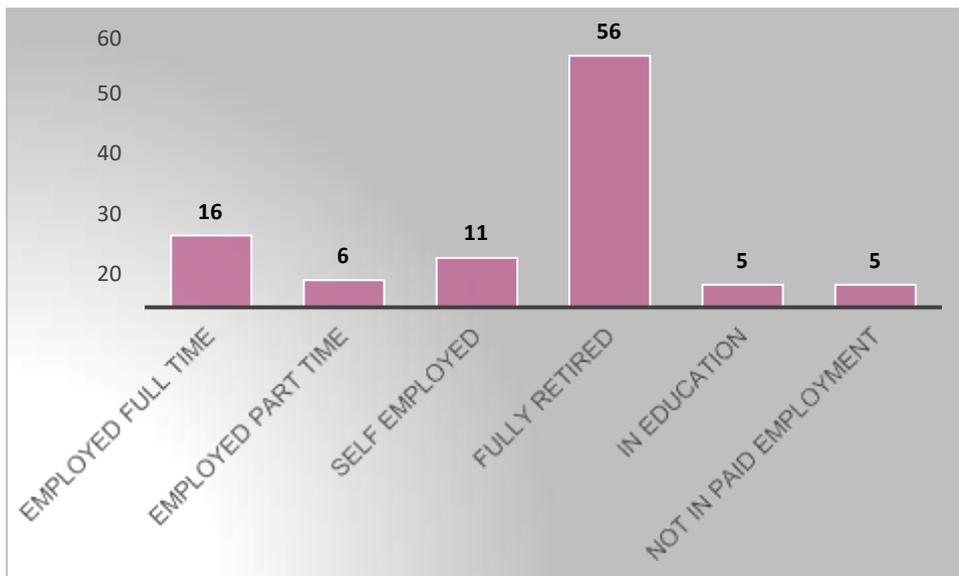
## ABOUT EMPLOYMENT

Question 31 asked participants if there is a need for new employment opportunities in Ringmore Parish. The question went on to ask people to elaborate if they replied yes.

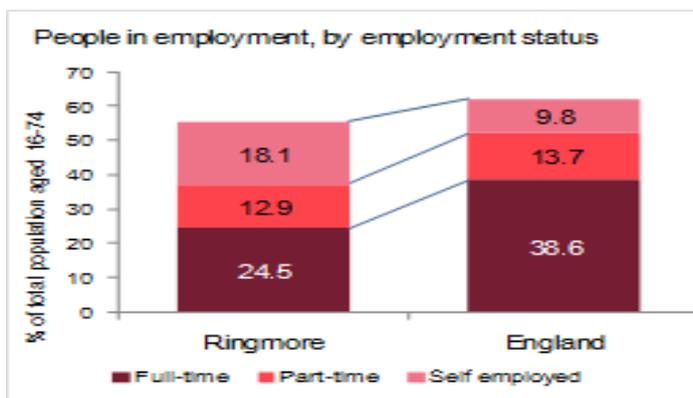


A total of 84 people responded to this question, of which 74% indicated that they do not think there is a need for new employment opportunities in the parish. A cross-comparison with age category of responders has been made and no biases due to age were indicated.

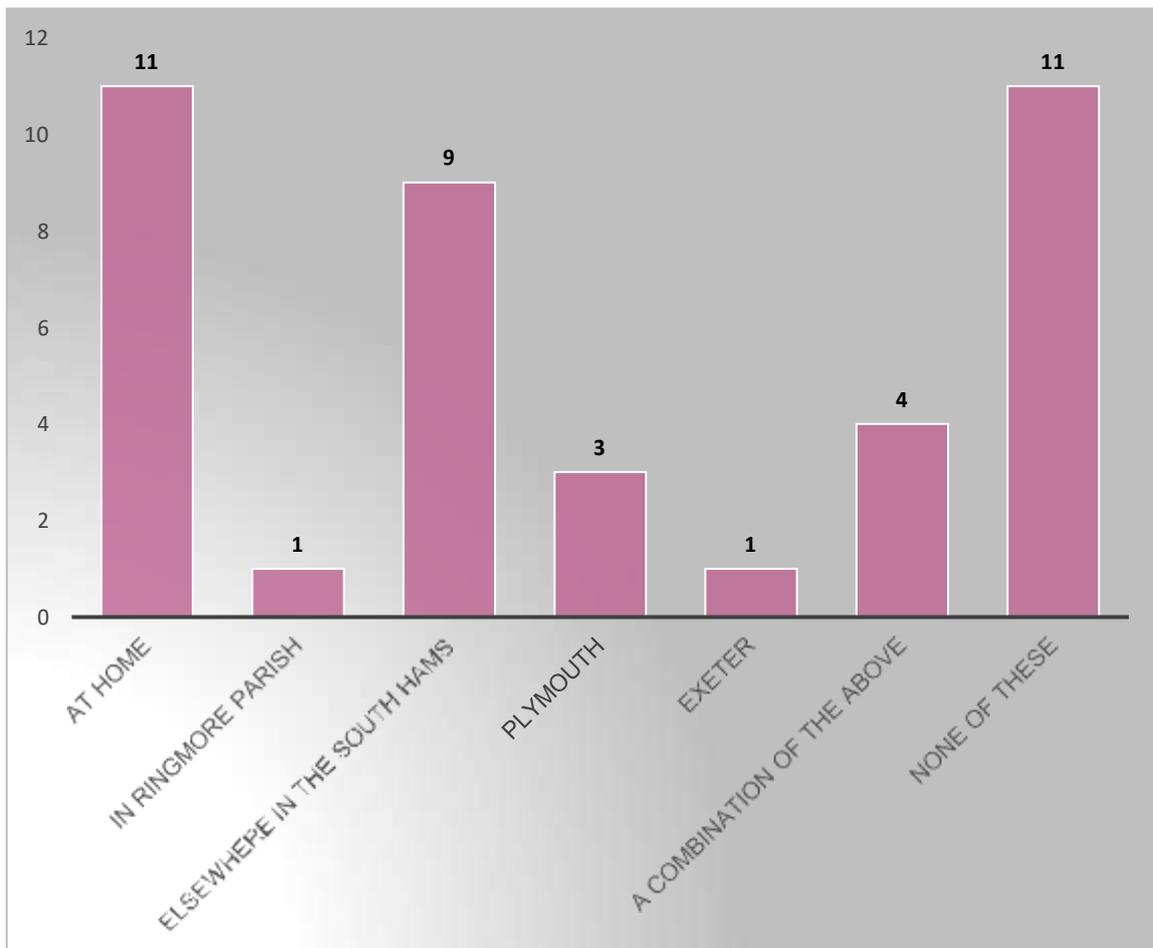
Question 32 asked participants to indicate what their current employment status is from a range of options.



A total of 99 people answered this question, 33% of whom have indicated that they are in employment. Again, this is a low proportion of the working population when compared to the census data below which indicates that 55.5% of the population are in employment.



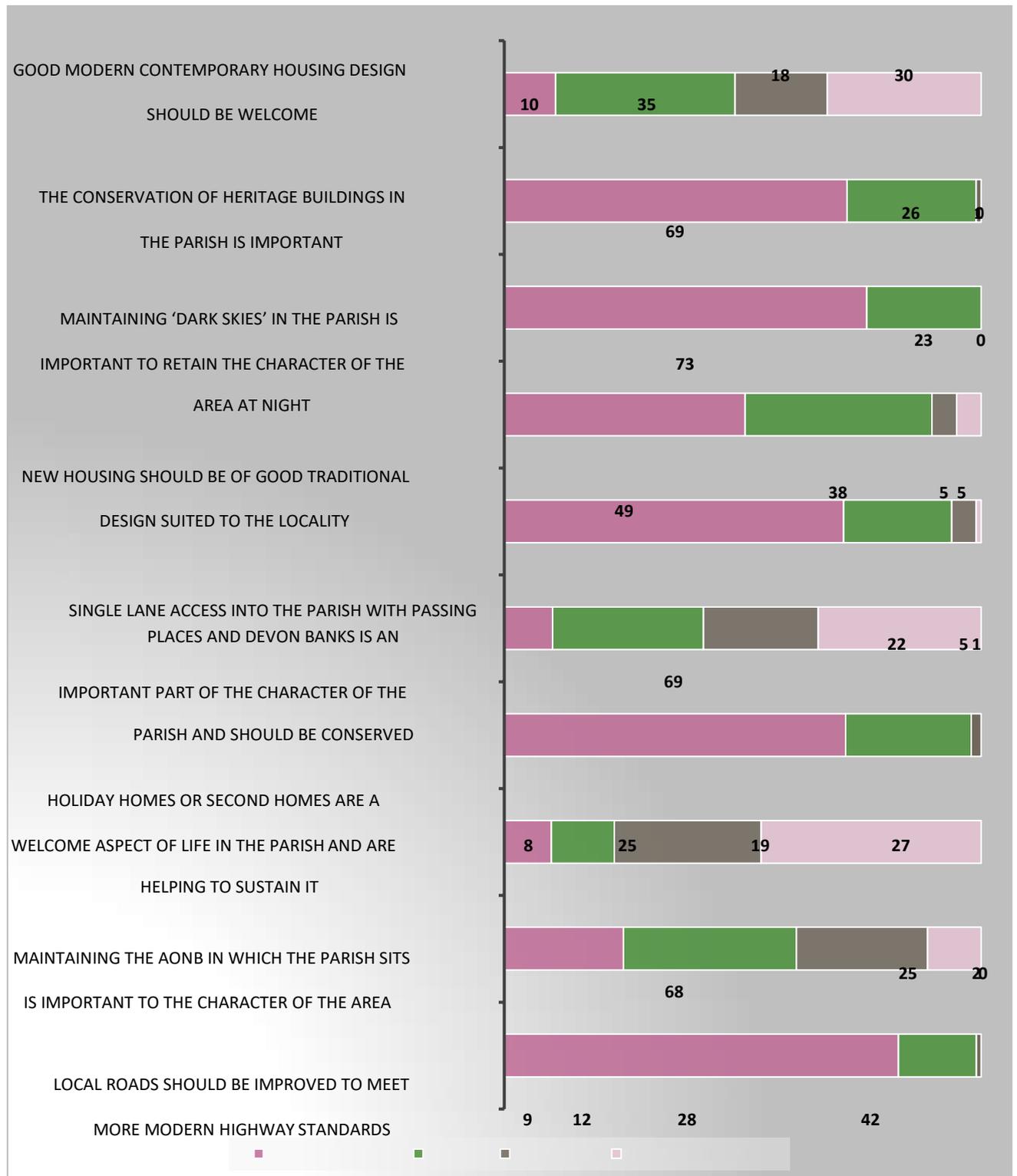
Question 33 asked participants who identified themselves as employed to indicate which from a list of options best describes where they mainly work.



A total of 35 people answered this question. The results indicate that at least 34% of people work within the parish compared to at least 37% working elsewhere

## ABOUT OPEN SPACE & ENVIRONMENT

Question 34 asked participants to score the extent to which they agree with a list of statements about the local environment.



HOLIDAY HOMES OR SECOND HOMES ARE HAVING

A NEGATIVE IMPACT ON THE CHARACTER OF THE  
PARISH

**20**

**29**

**22**

**9**

THE PEACE AND RURAL LOCATION OF RINGMORE  
PARISH INCLUDING ITS PROXIMITY TO THE SEA IS  
ITS MOST IMPORTANT ASSET

**16 0**

**81**

Strongly Agree

Agree

Disagree

Strongly Disagree

A total of 99 people responded to this question. If the most strongly supported statements are identified by combining the participants' scores for "strongly agree" and "agree" and that have a combined value of more than 70% of participants in agreement, they can be listed in order of commonly held views and opinions as:

- **The peace and rural location of Ringmore Parish including its proximity to the sea is its most important asset (98% of respondents)**
- **Maintaining 'Dark Skies' in the parish is important to retain the character of the area at night (97% of respondents)**
- **The conservation of heritage buildings in the parish is important (96%)**
- **Maintaining the AONB in which the parish sits is important to the character of the area (94%)**
- **Single lane access into the parish with passing places and Devon Banks is an important part of the character of the parish and should be conserved (92%)**
- **New housing should be of good traditional design suited to the locality (88%)**

Using the same approach of combining participants' scores for "strongly disagree" and "disagree" to identify the collective view, the only statement that is opposed to by at least 70% of respondents is:

- **Local roads should be improved to meet more modern highway standards (70%)**

In addition to the respondent's choices illustrated in the chart above, there were 46 incidences of "no opinion" which have not been illustrated: Perhaps of interest, is the fact that the majority of the "no opinion" responses were tied to the two categories presenting the pros and cons of holiday / 2<sup>nd</sup> homes – with equal numbers of "no opinion" responses against each option.

**Question 35 asked participants to submit any further comments they would like to add.**

36 people submitted comments, 64 people skipped the question.

All comments were analysed into themes and are listed and described below in order of frequency of occurrence:

- 🔍 **The local roads are already choked in holiday season and by commercial vehicles – further growth should be prevented and lanes maintained to suit local access needs** (14% or 5 commentators)
- 🔍 **Conserving the green and tranquil landscape of the AONB is priority** (14% or 5 commentators)
- 🔍 **No further housing developments particularly open market – the services, jobs, environment and infrastructure cannot support** (12% or four commentators)
- 🔍 **Conserving the “dark skies” and preventing light pollution is a priority** (10% or three commentators)
- 🔍 **No further development of caravan parks except to improve visual impact** (10%)
- 🔍 **Conserve the traditional character of Ringmore village** (8%)
- 🔍 **Proportion of holiday homes should not grow – only allow new homes for local residents** (8%)
- 🔍 **More effective use of community buildings** (6% or two commentators) Typical

comments from respondents which illustrate these points include:

*“Damage to property by excessive seasonal traffic and vehicles too large for Ringmore lanes needs to be considered in the plan”*

*“Are holiday makers using the pub and the church preferable to a resident never using either?”*

*“We need small houses for young families and small bungalows for retired people”*

*“Holiday homes are inevitable and help support the economy”*

*“Either the Parish room or the WI hall needs to be closed so that we can concentrate fundraising to one building”*

*“The church pews should be removed to make it a multi-functional building”*

*“Maintain our precious hedgerows”*

## Part 2: For respondents considering moving home

Survey responses and feedback from DCT's Rural Housing Enabler: One couple over 55 completed this section of the survey and identified their needs / aspirations as;

- ☐ **Open market, 2 bed property**
- ☐ **They want to move in next 3 – 5 yrs.**
- ☐ **They have sufficient funds to buy open market property**

## Part 3: For Affordable Housing need if applicable

Survey responses and feedback from DCT's Rural Housing Enabler: One family completed this section of the survey and identified their needs / aspirations as;

- ☐ **Family needing 2 bed property**
- ☐ **They want to move within 1 – 3 yrs.**
- ☐ **They are seeking affordable rent or self/custom build**
- ☐ **They meet the financial and local connection criteria for affordable eligibility**



Dear All,

You may be aware that, over the last two years, I have been attending meetings as a member of the ***Ringmore Parish Neighbourhood Plan Steering Group***. In this role, I've been doing my best to represent the interests of Challaborough residents. The Neighbourhood Plan has now progressed to the point of a first draft but before this is finalised I felt it would be useful for you to be brought up to date with its main points and give you an opportunity to air your views and confirm that we're getting it right.

Once completed and approved, the Neighbourhood Plan will act as a guide to the planning authorities wherever decisions need to be made on planning applications and on proposals for new developments. So, it will be an important influence on how Challaborough and the rest of Ringmore Parish will look and feel over coming years.

You are invited to an informal evening get-together, for those living in Ringmore Parish, ie on the west side of the stream, **at 7pm on 1<sup>st</sup> August, 2019, at The Broch, Challaborough.**

After a bit of socialising, I'll briefly outline the various sections of the Neighbourhood Plan and draw your views on what has been proposed thus far. Your comments on anything that has been missed out would also be very welcome. Your opinions will then be fed back to the Steering Group.

Looking forward to seeing you there,

Malcolm

(The Broch, Challaborough)



## Ringmore Neighbourhood Plan Steering Group

### Challaborough Residents Consultation – July 2019

The Steering Group has met regularly and carried out a questionnaire drawing opinions from parish households. Group members have attended training sessions on neighbourhood plan development. Individual members of the Group have researched and drafted text for sections of the Plan, along with defined policies under specific headings. These have been subjected to thorough scrutiny within the Group and revised until a consensus is arrived at.

Thus far, agreed headings are:

- *Introduction*
- *Housing*
- *Employment*
- *Tourism and Holiday Parks*
- *Landscape and views, open spaces and environment*
- *Heritage Assets*

### **Challaborough residents of Ringmore Parish are asked to consider whether there are any further headings they would like to see included in the Plan.**

The Introduction is intended to set the scene for the Plan and provide background information on the Parish. This is followed by the various sections listed above. Under each of these headings a range of **DRAFT** policies have been drawn up along with justifying text.

### **Challaborough residents of Ringmore Parish are invited to comment on the following DRAFT policies**

#### **Housing**

#### **Policy 1- Housing Allocation for Local Needs in Ringmore Parish**

Development to satisfy local housing requirements will be supported where justification in line with local needs is identified and if: -

- i) The requirement for development for local housing needs is clearly demonstrated
- ii) The development meets the constraints of all applicable higher-level policies and material considerations.

#### **Policy 2- Protection of unique character of ANOB, Conservation and Heritage Area**

Development will only be supported where it can be demonstrated that the: -

- i) The design is of good quality, sympathetic with the character of the surrounding built and, non-built environment
- ii) The unique character of the ANOB/ conservation and heritage areas is maintained (for example "Dark Skies")
- iii) The peace and tranquillity of the Parish is not negatively affected
- iv) Listed Buildings and Heritage assets are not adversely affected
- v) Roof Heights should not impact existing residents through loss of amenity
- vi) Enough "Off Road" parking is provided per household (min 2 spaces)

## Ringmore Summer Fayre Consultation 26<sup>th</sup> August 2019

The RNPSG took a stand at the 2019 Ringmore Village Summer Fayre and mounted an exhibition of the current progress with the Neighbourhood Plan.

The main targets of the consultation was to up date the residents with progress and encourage feed back on “Community Land Trust involvement” and “non designated Heritage Assets” There were forms for individuals to fill in to signify their interest.



There was very little interest shown at the fayre resulting in no one indicating their wish to be involved with CLT and only two people filling in Heritage asset forms. One visitor left a comment on the the notice board.

Later it was resolved that the poor attendance was due to most residents being engaged in running stalls at the Fayre and not able to access the stand. Consequently, a further “Open Morning Event” was organise for November, which was better attended.

## The Ringmore Neighbourhood Plan Steering Group

### A Presentation of the Neighbourhood Plan – to date

10.30am to 12 noon Saturday 16<sup>th</sup> November, WI Hall

**Everyone welcome**

**See The Vision for the future development of the Parish**

**See the progress and draft policies as they stand**

**Housing, the Environment, our Heritage, Employment & Business, Tourism**

**Speak to members of the Steering Group**

**Have your say on content or direction**

**Free refreshments:- coffee/tea and biscuits**



**From:** David and Susie Milne-Smith [mailto:milne\_smith@hotmail.com]

**Sent:** 17 November 2019 16:00

**To:** Richard Baker; 'Mike Wynne-Powell'; mike.campbell@mvvuk.co.uk; 'malcolm findlay'; candrpiercy1416@gmail.com

**Subject:** Re: Saturday am

General impressions expressed by those who approached the Environment desk were very positive indeed about the work of the SG as a whole. Some had flicked through the Draft NP and skimmed the Questionnaire summary. They seemed to agree with the reinforcement of the need to preserve the AONB as much as is possible. I know that there was much discussion with MWP at the next desk on Heritage assets. Also expressed concern at what had happened in the Challaborough camp site but I am sure this was raised with MF.

The subject of affordable homes in a mix for development was raised in open forum and I discussed this with the person concerned later in the morning, catching him up on the latest version of the JLP and the policy for Development in the Countryside. (JLP - 5.166/7, S10 and TTV26). He was content...

I will also look at the possibility for the inclusion of a Renewable piece for discussion at our next meeting.

---

**From:** Mike Campbell [mailto:Mike.Campbell@mvvuk.co.uk]

**Sent:** 18 November 2019 07:55

**To:** David and Susie Milne-Smith; Richard Baker; 'Mike Wynne-Powell'; 'malcolm findlay'; candrpiercy1416@gmail.com

**Subject:** RE: Saturday am

Impressions gained from those that visited Housing and Infrastructure:

1. Housing development was top priority and the requirement to properly manage future build as only for local needs shone through.
2. All the protections currently written into policy based upon Parishioners priorities during our survey are spot on.
3. Infrastructure so far again is spot on in regard to Parishioners priorities.

So, we must be moving in the right direction.

Regards/ Mit freundlichen Grüßen.

Mike Campbell

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**From:** Mike Wynne-Powell [mailto:wynnepowellmike@gmail.com]

**Sent:** 16 November 2019 15:42

**To:** Richard Baker

**Subject:** RNPSG Drop in 16th November 2019

Attendees 22 plus RAB, MW-P, MC, D M-S & MF.

Five very small versions of pictures (full size available for printing if required).

Copy of Kathy Pratt's Heritage Asset request.

Keith Bedborough plans to write to Parish Council ref Stink Pipe.

Gavin Priest asked about housing.

Mr Smarridge asked about effect of Neighbourhood Plan, whether there was a specific reference to building in one's own garden. Answered no, would still have to meet the three tiers of rules, NPPF, JLP and Neighbourhood Plan if in place.

From report on Ringmore Parish Website – Results of RNP Questionnaire

Part 3: For Affordable Housing need if applicable Survey responses and feedback from DCT's Rural Housing Enabler: One family completed this section of the survey and identified their needs / aspirations as;

Family needing 2 bed property •

They want to move within 1 – 3 yrs. •

They are seeking affordable rent or self/custom build •

They meet the financial and local connection criteria for affordable eligibility

Mike

---

## **Ringmore Neighbourhood Plan**

### **Questions for Businesses**

1. Define the area of land involved in the business within the parish of Ringmore
  2. What portion of this area is:- a) owned, b) rented and who is the landowner
  3. What could be done that would improve your business
  4. How many employees are involved in the business other than the owner and immediate family.
  5. Are these full time all year round jobs or part time or seasonal jobs.
  6. Do you employ sub contractors as a routine in the business.
  7. Do you have any problem recruiting suitable employees.
  8. Do your employees have any difficulty with transport to and from work. Do you have to provide transport for them at any time ?
  9. How does traffic in the parish affect your business.
  10. Do you have a policy towards wildlife on your land. Do you receive any grants etc connected to the environment on or around you land. Does preservation of habitat or wildlife damage your business.
  11. Will Climate Change actions mean that you are thinking of changing your crops or methods of farming ?
  12. Are you thinking of planting any trees etc.
  13. Are you thinking of any power generation projects ?
  14. Do you have any problem with services to the business premises eg. electricity, drainage, flooding, sewage, water pressure, broadband, telephone. What impact would improvement to any of these services have on the business.
  15. Do you have any plans to expand the area currently used in the business.
  16. Do you have any plans to build any permanent buildings for use of the business.
  17. Are you likely to sell any land currently used in the business.
  18. Would you consider offering this land for housing or business development.
- 

### **Ringmore Neighbourhood Plan - Consultation with Local Businesses**

**Business: Bigbury Bay Holiday Park**

**Date: 27<sup>th</sup> January 2020**

A delegation from Ringmore Parish Neighbourhood Plan Steering Group consisting of Mr Richard Baker, the Steering Group Chairman, and Dr Malcolm Findlay, visited Bigbury Bay Holiday Park on the afternoon of 27<sup>th</sup> January 2020. They met with Steve and Mark, who co-manage the park.

Richard Baker opened the meeting by giving an overview of the Ringmore Parish Neighbourhood Plan and how it would be used in making decisions related to planning and development once it passes through the various stages and comes into force. Steve and Mark kindly responded to a series of questions, the answers to which form the basis for meeting notes that follow:

## **Background Information**

Bigbury Bay Holiday Park is a large static caravan holiday park which is wholly within Ringmore Parish. The park occupies part of the western slope of the Challaborough Valley and is accessed via a turn-off from the Challaborough Hill road, to the south of Ringmore village. All traffic related to the site passes through Ringmore, with the exception of caravan removals and deliveries, which are made using a track on private land owned by Mount Folly Farm.

Bigbury Bay Holiday Park is licensed for 149 caravan units but this licence dates back to a time when the average length of static caravans was much less than it currently is, thus the actual number of caravan units, as of January 2020, is 100. All static caravans on Bigbury Bay Holiday Park are single units, rather than double ones which are often referred to as "lodges". The park does not operate a hire fleet of caravans so all of the units on the park are privately owned, with the owners attending to their own cleaning and upkeep. Owners do have the option of renting out their caravans but this is not encouraged by the park management and, in any case, most owners prefer to retain their caravans for personal holiday use.

Caravan owners on the park may keep their caravans for up to fifteen years, at which point the caravan must be replaced. The park operates a trading relationship with Surf Bay Caravans, Ltd, based in Winkleigh, central Devon, toward servicing this contractual requirement. Twenty new static caravans were sited on the park in 2019 as part of this arrangement.

## **Business ownership, management and staffing**

Bigbury Bay Holiday Park is owned by Iford Caravans Ltd., which is a private limited company based in Poole, Dorset. Steve and Mark explained that representatives of the owners visit the park only rarely, preferring to devolve all aspects of management to local staff. They noted that, as a management team they are sub-contracted by Iford Caravans Ltd. so are not, strictly speaking, members of park staff. Only one part time administrator is directly employed by the park and this person commutes into Ringmore Parish from a town that is 12 miles distant.

While Steve and Mark are experienced and skilled across a range of areas and carry out as much of the work on the park as is feasible, other aspects of management that are beyond their capacity, including refuse removal, electrical work, craning, etc, are devolved to sub-contractors from outside Ringmore Parish

## **Infrastructure**

The park managers explained that all of the sewerage from the site runs downhill to finish in the SW Water pumping station situated in the neighbouring Parkdean Holiday Park, from where it is pumped uphill to the Bigbury-on-Sea treatment works. They noted no particular problems to date with this arrangement.

Mobile phone reception was reported as being "patchy" across the park, with the signal being lost where the land slopes down towards the base of the valley. This is countered by caravans in the park having access to landline provision with accompanying broadband availability.

The managers commented on traffic problems generated by the pressure exerted on the road system within the parish, particularly during holiday periods. In their opinion, however, traffic accessing Bigbury Bay Park was fairly steady year-round and the vast season fluctuation is more likely to be related to Parkdean's hire fleet operation. They agreed that anything that can be done to ease this pressure and to improve safety on the parish road system would be welcome and not impinge upon their business operation.

Steve and Mark had no other comments on Infrastructure.

## **Environment and ecology**

It was explained to the management team that one emerging aspect of the Neighbourhood Plan is the desire to see an approach to lighting in the parish that addresses the problem of light pollution. Steve and Mark noted that most of the outdoor lighting on the park is already “low-level” and they have no plans to install any high-level lighting so any related restrictions that might ultimately feature in the Neighbourhood Plan would not present a problem for the business. They did note, however, that some owners like to occupy their caravans around the Christmas vacation and are prone to putting up temporary decorative lighting displays in this context.

Steve and Mark noted that the park does not receive any grants or other funding for improving the environment but that they do take this aspect seriously. They promote wildlife habitats, eg by nurturing hedges and trees, wherever possible, and schedule maintenance programmes around the need to preserve habitats wherever possible.

## **Future development plans**

Steve and Mark explained that they have drawn up a five-year plan for the holiday park and that the bulk of the work involved in this is based on improving and updating of existing facilities and services. They were clear that the focus of their plan is upon improving the quality of holiday experience rather than expanding the scale of the business. In this context, it was reported that a decrease in the number of caravan units is quite likely. They agreed that the inclusion of policies in the neighbourhood plan that were designed to limit expansion of caravan parks in Ringmore Parish would not compromise their business.

**Richard Baker thanked the Bigbury Bay Holiday Park managers for hosting the visit and for providing comprehensive information on their business.**

## **Key points to emerge from this meeting were:**

- Bigbury Bay Holiday Park is operating to 5 year plan which aims to improve quality of the holiday experience rather than expanding the park in any sense.
- No residents of Ringmore Parish are employed by the park
- The park managers believe that running their business does exert year-round pressure on local roads but is not responsible for major spikes in traffic during holiday periods. They would welcome traffic management measures
- Other than the above, the park does not experience any business-limiting infrastructure issues
- The park is committed to reducing light pollution
- The park is committed to maintaining wildlife habitats
- The park managers do not feel their business would be compromised by planning policies that limit expansion of caravan parks in terms of area or number of caravan units

## **Ringmore Neighbourhood Plan - Consultation with Local Businesses**

**Business: Mount Folly Farm**

**Date: 7<sup>th</sup> February 2020**

A delegation from Ringmore Parish Neighbourhood Plan Steering Group consisting of Mr Richard Baker, the Steering Group Chairman, and Dr Malcolm Findlay, visited Mount Folly Farm on the evening of 7<sup>th</sup> February 2020. They met with Mr John Tucker, who co-owns and operates the farm along with his daughter, Cathy. The purpose of the meeting was part of a RNPSG consultation initiative with local businesses in Ringmore Parish.

The Tucker family farms some land within the parish although most of its land is immediately adjacent to it in the parish of Bigbury.

Over the course of the meeting, Richard Baker provided Mr Tucker with a broad overview of the Ringmore Parish Neighbourhood Plan and the role the Plan might play in decisions related to planning and development, should it be approved and come into force. Mr Tucker kindly responded to questions around his plans for developing Mount Folly Farm over coming years and also presented a very interesting range of ideas on how he and other farmers in the area might contribute to future development of the area and improve amenity for both residents and visitors. The discussion forms the basis for meeting notes that follow:

### **Background Information**

Mount Folly Farm is based at the top of Folly Hill in the parish of Bigbury, South Devon, though a substantial part of its 650 acre holding is situated within Ringmore Parish. The Tucker family relocated from East Prawle to take ownership of the farm in 1983 and since then have, through various land acquisitions, steadily expanded to reach its current extent. The farm engages in a diverse range of agricultural and tourist-related activities which include growing cereals and vegetables, livestock farming, car-parking, camping, self-catering holiday accommodation, and weddings. The farm is heavily committed to vegetable crops including, amongst others, cauliflower and cabbage, and provides employment related to the harvesting of these. Static caravans are delivered to, and removed from, the two caravan parks in Ringmore parish along a track that runs across land belonging to Mount Folly Farm.

Mr Tucker is a well-known character in the local area and is highly respected for his approach to maintaining its rural character and also for his engagement with charitable activities.

### **Infrastructure**

In discussing infrastructure, Mr Tucker expressed particular concern over the ability of the current local road network to cope with current and inevitable future demand. He highlighted the section of single track road, with three passing places near to Harraton Cross which prevented the free flow of traffic to and from these cross roads. He went on to give further examples of severe summer traffic congestion caused by the numbers of cars heading to and from beaches at Challaborough and Bigbury, and the times he had been unable to proceed with essential movements of agricultural machinery. Mr Tucker acknowledged that it was unlikely that state funding would become available to alleviate the situation so offered his own carefully considered solution, which involves employing local farmers in small but strategic road widening projects. In his scheme, farmers would do the work of digging out banks and preparing sections of road for ultimate finishing by professional tarmac companies. He believes this approach would result in vastly reduced costs and could be part of a reciprocal arrangement for housing provision, discussed below.

Mr Tucker indicated that he did not experience undue problems in his operations in Ringmore parish due to poor communications and internet signal. He did nevertheless propose that there is significant room for improvement and is supportive of siting masts and other apparatus wherever these will provide maximum benefit. He also commented upon the strain that has been imposed upon the sewerage system in Challaborough due to expansion of the holiday caravan parks without an adequately planned system for dealing with the huge increase in sewerage during the holiday season.

### **Housing**

Mr Tucker expressed a strong desire to see local settlements functioning as communities, rather than being holiday home dormitories. He suggested that more affordable housing provision, coupled with measures to control traffic flow through settlements could be key catalysts for this. He was of the view that quid-pro-quo arrangements with local farmers could be a useful tool in this respect, with landowners being allowed to pursue small scale housing development projects provided that they include housing that is demonstrable affordable and will remain so for perpetuity. Farmer engagement in the road improvement scheme mentioned above could also be offset against consent for house building.

## **Environment**

Mr Tucker gave a range of interesting examples of the provision he makes for nurturing wildlife in the course of his farming operations. This included tree-planting and hedge management, in particular timing the cutting of hedges to avoid disturbing nesting birds. He commented on the prevalence of sparrow hawks on parts of his farmland and the negative effect their predation is exerting upon other local bird populations.

## **Employment**

With Mount Folly Farm being based in the Parish of Bigbury, employment is not directly accountable in the Ringmore Parish Neighbourhood Plan. The farm does nevertheless provide employment opportunities for Ringmore parishioners. None of the current farm staff live in Ringmore parish though, and the work is inevitably quite physical and hence not well suited to Ringmore's generally older residents.

## **Future plans for land in Ringmore Parish**

In the course of the meeting, Mr Tucker noted that he had no plans to further extend the farm's current acreage. He was asked whether he had any particular intentions for his land in Ringmore parish, specifically whether any form of diversification, such as installation of solar panels or wind turbines, was planned. He replied that he had no plans in this respect.

**Richard Baker thanked Mr Tucker for hosting the visit and for sharing his ideas on how development in Ringmore parish might be approached in a mutually beneficial way.**

## **Key points to emerge from this meeting were:**

- That connectivity for road traffic is the predominant factor in allowing for and coping with any future development in Ringmore and adjacent parishes, for business or residential purposes.
- The current road network is inadequate for the volume of tourist and day-visitor traffic and the resultant congestion is hampering farming operations
- Mr Tucker believes a solution to the current traffic problems may lie in a road widening programme that would involve local farmers doing the initial stages of the work
- Mr Tucker is supportive of any necessary installation of equipment that will improve communications and broadband capacity
- Mr Tucker is supportive of any measures that would improve amenity in local settlements and encourage full-time occupation by families
- Mount Folly Farm engages in measures to nurture and support wildlife
- There are no plans for Mount Folly Farm to diversify use of agricultural land in Ringmore parish
- There are no current plans for Mount Folly Farm to acquire more land in Ringmore parish

**Meeting with Dudley and Adrian Hext, Farmers.** Neighbourhood Plan Consultation with R A Baker, 15<sup>th</sup> March 2020 at Kimberley.

The Hext family farm is at Holywell Farm, St Ann's Chapel and they farm land in Bigbury and have the most land for farming in the parish of Ringmore. The Hext's have been farming in the parish since 1890.

The Hext's labelled on a map, the fields in the parish which they currently farm either as owners or as permanent tenants. Occasionally they also use other single fields under separate ownership for sheep grazing e.g. The Glebe Field, Coach House field and the field next to Ayrmer House.

They are mainly sheep farmers with some beef cattle. They grow crops for winter feed and occasionally as cash crops e.g., barley.

They employ, in addition to their two selves and family, one self employed contract worker for 3 days per week. He has been with them sometime, so they have not had the need to recruit in recent years. They also employ specialist farm contractors for specific jobs on a when needed basis but mostly do everything themselves. They work long hours 7 days a week.

They were asked "what could the Neighbourhood Plan do to improve their business". They felt they needed to think about that and may come back with an answer later.

Dudley felt that he had little difficulty with traffic and most cars waited for him to get out of the way!

They do not have a formal policy for wildlife and did not appear to be receiving any grants, but they do take care to preserve the countryside by doing everything in moderation and obeying the rules regarding hedge cutting etc. They have kept pheasants and promoted their shooting rights as a small income earner.

They did not think that climate change would change their way of farming in the foreseeable future and had no plans to install wind generators or solar panels on their land. They also had no plans to plant trees and were very unsure of the economic value of doing so.

They did not report on any problems with services e.g., drainage, electricity, broadband etc and felt that the land was so well drained that flooding was not an issue. Although some farm machinery is equipped with satellite navigation etc they didn't think that they would get much benefit from this but they had found mobile phones helpful and got reception in most areas but not all.

They had no plans to sell any land or to build any farm buildings.

RAB explained the role of a Neighbourhood Plan in the national and local planning process and Dudley admitted that he hadn't realised how important it might be. However in the light of this understanding he didn't think he needed to modify any answers they had given.

## **Ringmore Neighbourhood Plan - Consultation with Local Businesses**

Richard & Lesley Harwood

We are well advanced in composing the Ringmore Neighbourhood Plan and are consulting businesses in the parish for their views. The neighbourhood plan is the third tier of the National Planning Policy and when finished will become part of that legal framework.

There is nothing in the plan that would directly impact your business, but we would like to know.

if there is anything that could benefit your business and would therefore like to ask a few questions.

None of your answers will be directly quoted or used in our report but your answers will inform the steering group together with other businesses as to what is needed.

1. What could be done in Ringmore that would improve your business
2. How many employees are involved in the business other than the owner and immediate family.
3. Are these full times all year round jobs or part time or seasonal jobs?
4. Do you employ sub contractors as a routine in the business?
5. Do you have any problem recruiting suitable employees?
6. Do your employees have any difficulty with transport to and from work. Do you have to provide transport for them at any time?
7. How does traffic in the parish affect your business?
8. Do you have any problem with services to the business premises e.g., electricity, drainage, flooding, sewage, water pressure, broadband, telephone? What impact would improvement to any of these services have on the business.
9. How much of the business is inside Ringmore Parish including Challaborough?
10. Do you have any plans to expand the area currently used in the business?
11. Do you have any plans to build any permanent buildings for use of the business?
12. Will Climate Change actions/legislation have any effect on your business?
13. Do you think that widening the road system would aid your business or would it make the area less attractive to customers/guests?

Neighbourhood Plan – Neighbourhood planning was introduced in the Localism Act 2011. It is an important and powerful tool that gives communities statutory policies to shape how to develop their area and is written based on the views of the community.

- |          |  |
|----------|--|
| 28.08.17 | Individuals have been canvassed via the Garden Party                                       |
| 01.10.17 | Followed by Survey published in Newsletter.  |
| 04.10.17 | Consultation at Apple Pressing.  |
| 16.04.18 | Questionnaire delivered to each residence in Parish, which included housing needs survey.  |
| 08.01.19 | Independent analysis final version received.   |
| 26.08.19 | Community consultation at Ringmore Fayre.  |
| 16.11.19 | Community consultation, Open Forum WI Hall, draft Chapters of NP available for inspection. |

## Correspondence with Parkdean Resorts

**14/11/17 - 5/2/20**

malcolm findlay  
Wed 05/02/2020 16:44

- Steve Radford;
- Richard Baker

Dear Steve,

As promised when we spoke earlier today, here's a note to prompt you to let me have a day/time next week that would suit you for meeting up to talk about the Ringmore Parish Neighbourhood Plan. I've copied in the Steering Group Chairman, Richard Baker - if you "reply to all" Richard can also check his availability and confirm.

Best wishes,  
Malcolm

5<sup>th</sup> February 2020

MF had conversation with Mr Radford in Parkdean car park. MF reminded him that the Neighbourhood Plan Steering Group is still very keen to meet so the purpose and aims of the Plan can be outlined, and so that Parkdean Resorts can have input before the Plan is finalised. Mr Radford agreed that, if MF sent an e-mail message, he would reply with a date and time that would suit him.

malcolm findlay  
Sun 29/09/2019 13:45

Dear Steve,

I hope that you have had a good summer season and that you've enjoyed your regular dips in the sea. Sadly, both will soon be a distant memory!

You may recall that, some time ago, we were trying to set up a meeting to talk about the Ringmore Parish Neighbourhood Plan. I'm pleased to be able to report that the Plan is nearing its first draft stage. I am dropping a line to ask if you'd like to meet with a couple of the Steering Group members to discuss the Plan and offer some input from Parkdean Challaborough?

Let me know if you're interested and we can tie down a time.

With best wishes,  
Malcolm

Steve Radford <Steve.Radford@Parkdean-Resorts.com>  
Thu 04/10/2018 09:41

Yes sorry Malcolm,

I have spoken to Karl and will be in touch to try to arrange a suitable date.

Kind Regards

Steve

**From:** malcolm findlay [mailto:malcolmfindlay@outlook.com]  
**Sent:** 02 October 2018 09:25  
**To:** Steve Radford  
**Cc:** Richard Baker  
**Subject:** Ringmore Parish Neighbourhood Plan

Dear Steve,

### **Ringmore Parish Neighbourhood Plan**

I'm just following up on our most recent conversation about development of the Ringmore Parish Neighbourhood Plan.

You indicated that it would be possible for your Regional Manager (Carl?) to attend a meeting at which the neighbourhood planning process could be explained and there would be an opportunity set out views on how Parkdean Challaborough Bay could be set within the context of the Plan. I am happy to report that the Plan is progressing well, with responses to a questionnaire that was distributed in Ringmore Parish now being processed as a means of informing policy development.

I am writing again to ask if you and your Regional Manager can be available at some point in the near future to meet with members of the Neighbourhood Plan Steering Group. We will be happy to meet on a date that is convenient for you. Please let me know.

With best wishes,

Malcolm

malcolm findlay  
Sun 18/03/2018 13:52

Steve Radford

Dear Steve,

This weather must be driving you mad, given that things are underway for a new season. Let's hope it improves soon.

There is a Ringmore Parish Neighbourhood Planning Group meeting coming up this week and I'll probably be asked if there is any word of a date for a meeting with yourself and your Regional Manager. Can you let me know what I should report when asked? If it's a problem fitting this in with the Regional Manager's visit, would you be happy to give the Group (probably along with a delegation from Bigbury) an hour of your time

sometime in the near future? The kind of things they will ask were laid out in that letter I dropped off with you a few weeks ago.

On a more local note, I see that Gary Rix has left you and I wondered if the Sales Team are aware that the "for sale" caravans should be in the designated sales area?

With best wishes,

Malcolm

5<sup>th</sup> February, 2018

MF visited Mr Steve Radford, General Manger, Parkdean Challaborough, in his office at the holiday park and had a brief conversation on progress with the Neighbourhood Plan, noting the importance of getting input from local businesses. MF passed the letter below to Mr Radford Bay.

3<sup>rd</sup> February, 2018

Mr Steve Radford, Manager  
*Parkdean Challaborough Bay*  
Challaborough  
Kingsbridge  
Devon  
TQ7 4HU

Mr Richard Baker, Chairman  
*Ringmore Parish Neighbourhood Plan Steering Group*  
Kimberley  
Ringmore  
TQ7 4Hj

Dear Mr Radford,

***Ringmore Parish Neighbourhood Plan***

A member of our Steering Group, Malcolm Findlay, has already been in touch with you regarding the Neighbourhood Plan for Ringmore Parish. We are very pleased that you have agreed to a meeting that will also include the Regional Director for Park Resorts.

As Malcolm will have explained, a neighbourhood plan is a community led initiative for guiding the development of an area into the future. It addresses the use and development of land and can include ideas and proposals for future developments. Once approved, the neighbourhood plan carries far more weight than previous village or community plans. It sits with the Joint Local Plan as part of the statutory planning framework under which all developments in the South Hams, Plymouth and west Devon areas are expected to comply.

Parkdean Challaborough is a significant business operation that spans both Bigbury and Ringmore Parishes and both neighbourhood planning groups are keen to ensure that the views and aspirations of Parkdean are properly considered. We would therefore propose that a small delegation from Bigbury should join with us when we meet. Doubling up in this way will be a more efficient use of your time and should help coordinate the two plans so that conflicting development guidance does not emerge in the future.

To give structure to our consultation and so that you have advance notice of the kind of information that will inform the process, I attach a document which includes general headings and some space for you to jot down a few notes prior to our meeting.

Can you please let me know if you are happy to meet with both planning group delegations at the same time? I very much look forward to meeting with you and your colleague. Please let Malcolm know whenever it will be convenient to meet.

Yours sincerely

Richard Baker  
Chairman, *Ringmore Parish Neighbourhood Plan Steering Group*

malcolm findlay  
Wed 15/11/2017 09:55

Steve Radford

Dear Steve,

Thanks for coming back on this. The earliest convenient date would be best, to ensure that your views and any aspirations for future development can influence the Plan as it develops.

best wishes,  
Malcolm

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**From:** Steve Radford <Steve.Radford@Parkdean-Resorts.com>  
**Sent:** 15 November 2017 08:56  
**To:** 'malcolm findlay'  
**Subject:** RE: Ringmore Parish Neighbourhood Plan

No problem Malcolm, I will speak to my RD and see if he can attend. Any idea of a rough date.

Cheers

Steve

**From:** malcolm findlay [mailto:malcolmfindlay@outlook.com]  
**Sent:** 14 November 2017 14:23  
**To:** Steve Radford  
**Subject:** Ringmore Parish Neighbourhood Plan

Dear Steve,

I called by a couple of times last week but Reception staff said you were on holiday so I've taken to e-mail.

I was press-ganged by fellow residents into becoming part of the Ringmore Parish Neighbourhood Plan Steering Group, in order to ensure that there's a voice for Challaborough as this initiative develops. The Neighbourhood Plan, once drawn up, must be approved by the District Council, and voted on by residents of the Parish. If it gets through these stages it assumes a place alongside the Local Council's Area Plan and the Planners have to use it as a guide when making planning decisions.

I have had to work hard to get the rest of the Steering Group, who are mainly from Ringmore village and don't often consider the wider picture, to acknowledge that the two large businesses operating in the Parish – yourselves and the Top Site – need to be consulted in the development of the Plan. I pointed out that any planning and development decisions that impact on local infrastructure have to be made in the context of the seasonal variation that exists here and, given that the Neighbourhood Plan may promote aspects such as traffic calming measures, the impacts on operation of the two parks must be considered.

I agreed at the last meeting of the Steering Group that I would contact the Mangers of both Parks to see if meetings can be arranged to get their perspectives on how the Parks are likely to develop and how the Neighbourhood Plan can accommodate their aspirations. Ideally, for Parkdean, this would involve a small delegation from the Steering Group meeting with yourself and perhaps your Area Manager (or whoever has oversight of planning and development of the Park). The meeting can be held whenever your colleagues are on a visit, during weekdays or evenings.

Can you let me know if such a meeting might be possible to arrange and, if so, when it might be convenient? I'll take your response back to the Steering Group and get things organised as required.

With best wishes,  
Malcolm

## **Summary of Business Consultations with Farmers:-**

1. Businesses who had facilities in Bigbury had not been consulted by Bigbury NP to give their view. There was some appreciation that Ringmore was making an effort.
2. The consultation resulted in a much better understanding of the role of the NP in future planning decisions which may affect the businesses.
3. The major conclusion was that in business terms there could be no major expansion in the Ringmore-Bigbury area without substantial road improvements from Harraton Cross to the sea.
4. There were suggestions of how this might be done but they were outside the remit of Ringmore NP, and their costs were significant and hard to justify.
5. Neither of the farmers had plans to expand buildings in the parish or invest in solar or wind farms. They did not see a change to their business due to climate change initiatives.
6. They were happy with the local services including broadband and satellite technology.
7. They had very few employees employed in the parish, relying mainly on family members and staff who had been with them for a long time. Such staff did not live in Ringmore Parish.

Farmers relied on good husbandry to promote wildlife but did not have formal policies in place.

## Appendix IX Regulation 14 Communication

The following Statutory Bodies and local businesses were contacted:-

### **RINGMORE PARISH NEIGHBOURHOOD PLAN**

#### **List of consultation bodies: Para 1 of Schedule 1, Neighbourhood Plan (General) Regulations 2012**

South Hams District Council  Neighbourhood Planning Team Policy Team, Trees and Woodlands, and Development Management Team	<a href="mailto:NeighbourhoodPlan@swdevon.gov.uk">NeighbourhoodPlan@swdevon.gov.uk</a> <a href="mailto:Phil.Baker@swdevon.gov.uk">Phil.Baker@swdevon.gov.uk</a> <a href="mailto:Tom.Jones@swdevon.gov.uk">Tom.Jones@swdevon.gov.uk</a> <a href="mailto:Duncan.Smith@swdevon.gov.uk">Duncan.Smith@swdevon.gov.uk</a> <a href="mailto:Wendy.Ormsby@swdevon.gov.uk">Wendy.Ormsby@swdevon.gov.uk</a> <a href="mailto:Alex.Whish@swdevon.gov.uk">Alex.Whish@swdevon.gov.uk</a> <a href="mailto:Rob.Ellis@swdevon.gov.uk">Rob.Ellis@swdevon.gov.uk</a> <a href="mailto:Tom.Morris@swdevon.gov.uk">Tom.Morris@swdevon.gov.uk</a> <a href="mailto:Alex.Rehaag@swdevon.gov.uk">Alex.Rehaag@swdevon.gov.uk</a>
Devon County Council  Exeter City Council NP Dept Historic Environment Team Footpaths DCC Highways  Public Health County Councillor District Councillor	<a href="mailto:customer@devon.gov.uk">customer@devon.gov.uk</a> <a href="mailto:Susan.Watts@devon.gov.uk">Susan.Watts@devon.gov.uk</a> <a href="mailto:planning@devon.gov.uk">planning@devon.gov.uk</a> <a href="mailto:jill.day@exeter.gov.uk">jill.day@exeter.gov.uk</a> <a href="mailto:Stephen.Reed@devon.gov.uk">Stephen.Reed@devon.gov.uk</a> <a href="mailto:Ros.Davies@devon.gov.uk">Ros.Davies@devon.gov.uk</a> <a href="mailto:Steve.Gardiner@devon.gov.uk">Steve.Gardiner@devon.gov.uk</a> <a href="mailto:Richard.Jackson@devon.gov.uk">Richard.Jackson@devon.gov.uk</a> <a href="mailto:healthandwellbeing@devon.gov.uk">healthandwellbeing@devon.gov.uk</a> <a href="mailto:rufus.gillbert@devon.gov.uk">rufus.gillbert@devon.gov.uk</a> <a href="mailto:cllr.bernard.taylor@southhams.gov.uk">cllr.bernard.taylor@southhams.gov.uk</a>
Ringmore Parish Council	<a href="mailto:ringmorepc@gmail.com">ringmorepc@gmail.com</a>
South Hams CVS	<a href="mailto:cvs@southhams cvs.org.uk">cvs@southhams cvs.org.uk</a>
West Devon CVS	<a href="mailto:info@westdevon cvs.org.uk">info@westdevon cvs.org.uk</a>
Bigbury Parish Council	<a href="mailto:clerk.bigburypc@gmail.com">clerk.bigburypc@gmail.com</a>
Kingston Parish Council	<a href="mailto:kingstonclerk@gmail.com">kingstonclerk@gmail.com</a>
Homes England	<a href="mailto:enquiries@homesengland.gov.uk">enquiries@homesengland.gov.uk</a>
Natural England	<a href="mailto:consultations@naturalengland.org.uk">consultations@naturalengland.org.uk</a> <a href="mailto:enquiries@naturalengland.org.uk">enquiries@naturalengland.org.uk</a>
Environment Agency	<a href="mailto:enquiries@environment-agency.gov.uk">enquiries@environment-agency.gov.uk</a> <a href="mailto:SPDC@environment-agency.gov.uk">SPDC@environment-agency.gov.uk</a>
Flood & Coastal risk	<a href="mailto:helen.montgomery@devon.gov.uk">helen.montgomery@devon.gov.uk</a> <a href="mailto:floodrisk@devon.gov.uk">floodrisk@devon.gov.uk</a>
Historic England	<a href="mailto:David.Stuart@historicengland.org.uk">David.Stuart@historicengland.org.uk</a> <a href="mailto:southwestcasework@historicengland.org.uk">southwestcasework@historicengland.org.uk</a>
Highways England	<a href="mailto:info@highwaysengland.co.uk">info@highwaysengland.co.uk</a> <a href="mailto:planningsw@highwaysengland.co.uk">planningsw@highwaysengland.co.uk</a> <a href="mailto:Gaynor.Gallacher@highwaysengland.co.uk">Gaynor.Gallacher@highwaysengland.co.uk</a>
Marine Management Organisation	<a href="mailto:Plymouth@marinemanagement.org.uk">Plymouth@marinemanagement.org.uk</a> <a href="mailto:Consultations.mmo@marinemanagement.org.uk">Consultations.mmo@marinemanagement.org.uk</a>
BT Open Reach	<a href="mailto:NSRECEP@openreach.co.uk">NSRECEP@openreach.co.uk</a> <a href="mailto:CBYD@openreach.co.uk">CBYD@openreach.co.uk</a>

Three	<a href="mailto:Jane.evans@three.co.uk">Jane.evans@three.co.uk</a>
O2 and Vodafone	<a href="mailto:EMF.enquiries@ctil.co.uk">EMF.enquiries@ctil.co.uk</a>
EE Mobile	<a href="mailto:Public.affairs@ee.co.uk">Public.affairs@ee.co.uk</a>
AONB	<a href="mailto:enquiries@southdevonaonb.org.uk">enquiries@southdevonaonb.org.uk</a>
OFCOM	<a href="mailto:Spectrum.licensing@ofcom.org.uk">Spectrum.licensing@ofcom.org.uk</a>
Gigaclear	<a href="mailto:Stephanie.galvin@gigaclear.com">Stephanie.galvin@gigaclear.com</a>
Plymouth Hospitals NHS Trust	<a href="mailto:james.short@nhs.net">james.short@nhs.net</a>
New Devon CCG	<a href="mailto:ian.turnbull@nhs.net">ian.turnbull@nhs.net</a>
National Grid	<a href="mailto:n.grid@amecfw.com">n.grid@amecfw.com</a> 'nationalgrid@avisionyoung.com'
Western Power	<a href="mailto:pelsen@westernpower.co.uk">pelsen@westernpower.co.uk</a> 'jpage@westernpower.co.uk'
Network Rail	<a href="mailto:townplanningwestern@networkrail.co.uk">townplanningwestern@networkrail.co.uk</a> 'regionalurbanmarketstudy@networkrail.co.uk' 'longdistancemarketstudy@networkrail.co.uk'
Mono Consultants	<a href="mailto:dpm@monoconsultants.com">dpm@monoconsultants.com</a>
Western Power Distribution	<a href="mailto:sacross@westernpower.co.uk">sacross@westernpower.co.uk</a>
South West Water	<a href="mailto:devplan@southwestwater.co.uk">devplan@southwestwater.co.uk</a> <a href="mailto:developerservicesplanning@southwestwater.co.uk">developerservicesplanning@southwestwater.co.uk</a>
Gas – Wales and West	<a href="mailto:enquiries@wwutilities.co.uk">enquiries@wwutilities.co.uk</a>
Devon and Cornwall Police	<a href="mailto:sarahjanebarr@devonandcornwall.pnn.police.uk">sarahjanebarr@devonandcornwall.pnn.police.uk</a>
Devon Fire and Rescue Services	<a href="mailto:comments@dsfire.gov.uk">comments@dsfire.gov.uk</a>
Devon Air Ambulance Trust	<a href="mailto:t.russell@daat.org">t.russell@daat.org</a>
South Devon AONB	<a href="mailto:Roger.english@southdevonaonb.org.uk">Roger.english@southdevonaonb.org.uk</a>
Devon Wildlife Trust	<a href="mailto:contactus@devonwildlifetrust.org">contactus@devonwildlifetrust.org</a>
National Trust	<a href="mailto:David.ford@nationaltrust.org.uk">David.ford@nationaltrust.org.uk</a>
Woodland Trust	<a href="mailto:enquiries@woodlandtrust.org.uk">enquiries@woodlandtrust.org.uk</a>
RSPB	<a href="mailto:Roberta.smith@rspb.org.uk">Roberta.smith@rspb.org.uk</a> Helene.jessop@rspb.org
Forestry Commission	<a href="mailto:Garin.linnington@forestry.gsi.gov.uk">Garin.linnington@forestry.gsi.gov.uk</a>
South West Coast Path	<a href="mailto:richard@southwestcoastpath.org.uk">richard@southwestcoastpath.org.uk</a>
Devon Countryside Access Forum	<a href="mailto:DevonCAF@devon.gov.uk">DevonCAF@devon.gov.uk</a>
South Hams CPRE	<a href="mailto:southhams@cpredevon.org.uk">southhams@cpredevon.org.uk</a>
Forestry Commission	<a href="mailto:nationalenquiries@forestrycommission.gov.uk">nationalenquiries@forestrycommission.gov.uk</a>
Police	<a href="mailto:cmsadmins@devonandcornwall.pnn.police.uk">cmsadmins@devonandcornwall.pnn.police.uk</a>
National Farmers Union	<a href="mailto:south.west@nfu.org.uk">south.west@nfu.org.uk</a>
Devon Historic Buildings Trust	<a href="mailto:debbie@dhbt.org.uk">debbie@dhbt.org.uk</a>
The South Hams Society	Vivian Napper - <a href="mailto:viv@rathlyn.eclipse.co.uk">viv@rathlyn.eclipse.co.uk</a>
Civil Aviation Authority	<a href="mailto:windfarms@caa.co.uk">windfarms@caa.co.uk</a>
Tally Ho! Coaches Ltd	<a href="mailto:info@tallyhocoaches.co.uk">info@tallyhocoaches.co.uk</a>
New Devon CCG	<a href="mailto:james.short@nhs.net">james.short@nhs.net</a>
Health Watch Devon	<a href="mailto:info@heathwatchdevon.co.uk">info@heathwatchdevon.co.uk</a>
Carers Direct (SW) Ltd	<a href="mailto:sallyrichardson@outlook.com">sallyrichardson@outlook.com</a>
Devon Hearing Care	<a href="mailto:info@devonhearingcare.co.uk">info@devonhearingcare.co.uk</a>
NHS	<a href="mailto:ian.turnbull@nhs.net">ian.turnbull@nhs.net</a> <a href="mailto:d-ccg.corporateservices@nhs.net">d-ccg.corporateservices@nhs.net</a>
South Hams Community and Voluntary Services	<a href="mailto:cvs@southhams cvs.org.uk">cvs@southhams cvs.org.uk</a>
Live West Housing Association	<a href="mailto:Joe.bashford@livewest.co.uk">Joe.bashford@livewest.co.uk</a>
Holywell Stores	Mr & Mrs Kooze - <a href="mailto:holywellstores@outlook.com">holywellstores@outlook.com</a>

Venus Cafe	Michael and Louisa Smith - Letter
Memorial Hall Committee	<a href="mailto:Charles_harrington@yahoo.co.uk">Charles_harrington@yahoo.co.uk</a>
Bigbury History Society	<a href="mailto:Charles_harrington@yahoo.co.uk">Charles_harrington@yahoo.co.uk</a>
Kingston Local History Society	<a href="mailto:kingstonlhs@gmail.com">kingstonlhs@gmail.com</a>
Pickwick Inn	<a href="mailto:robheathman@me.com">robheathman@me.com</a>
Footpath Wardens	<a href="mailto:jpreynoldssr@gmail.com">jpreynoldssr@gmail.com</a>
All Hallows Church	<a href="mailto:Matt.rowland@modburyteam.org">Matt.rowland@modburyteam.org</a>
Mount Folly Farm	John Tucker – Letter
Lower Willings Farm	<a href="mailto:cllrccase.bigburypc@gmail.com">cllrccase.bigburypc@gmail.com</a>
Holwell Farm – Dudley Hext	<a href="mailto:hextholwell@gmail.com">hextholwell@gmail.com</a>
Parkdean Holiday Park	<a href="mailto:steveradford@parkdeanholidays.com">steveradford@parkdeanholidays.com</a> Parkdean Holidays HQ Newcastle – by letter
Iford Caravans – Bigbury Bay Holiday Park – Poole Dorset.	By letter to site and HQ.
Duchy of Cornwall	Tom Stratton – <a href="mailto:tstratton@duchyofcornwall.org">tstratton@duchyofcornwall.org</a>
AONB Estuaries Officer	<a href="mailto:Nigel.Mortimer@southdevonAONB.org.uk">Nigel.Mortimer@southdevonAONB.org.uk</a>
Tuffland Farm?	Mr Crimp - Letter
Highlands Farm ?	Mr Wilson – Letter
Coal Authority	<a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>
Jeremy Deverson – Windwood Farm	<a href="mailto:jeremy.deverson@btinternet.com">jeremy.deverson@btinternet.com</a>
Diocese	<a href="mailto:stephen.hancock@exeter.anglican.org">stephen.hancock@exeter.anglican.org</a> .
Ringmore WI	<a href="mailto:michael.tagent@btinternet.com">michael.tagent@btinternet.com</a>
Ringmore Table Tennis Club	Ann Bracey
Parish Room Committee	Robbie
Richard Harwood	<a href="mailto:richgas@live.co.uk">richgas@live.co.uk</a>
South West Path Organisation	'hello@southwestcoastpath.org.uk'
Challaborough Shop	By letter to shop
Scobbiscombe Farm	<a href="mailto:r.beard@scobbiscombe.co.uk">r.beard@scobbiscombe.co.uk</a>
Langston Farm	By letter
Okenbury Farm	By letter
The Journeys End	<a href="mailto:thejourneysend@btinternet.com">thejourneysend@btinternet.com</a>
A M King Ltd	Mandava TQ7 4HL – Andi King – by email
Camper Car Company	Scypen – Peter Bracey- email
Greenlands Design & Construction	3 Coastguard Cottages TQ7 4HT – Ben Evans- Nicolle
Lazy Cow Ltd –	8 Crossways TQ7 4HP - Emily Bohnet- by email
Maridadi Incentive Sailing Ltd	Marwell Barns TQ& 4HF - John McLaren – by letter
Market Impact Ltd	The Laurels TQ7 4HR - Thomas Byrnes – by letter
Millie & Boo Ltd	The Laurels TQ7 4HR – Sarah De’ath – by letter
National IT Services Ltd	1 Cumberland Cottages TQ7 4HL – James Purdey – by letter
Woadstone Ltd	Windwood Farm TQ7 4HJ – Jem Deverson – by email

# **RINGMORE PARISH NEIGHBOURHOOD PLAN**

**Regulation 14 Consultation  
from 6th November to  
18th December 2020**

To inspect or download the pre-submission  
consultation version go to

<https://bit.ly/2FXasYe> or scan



**We also have an on-line event  
November 14th 10am to Noon  
to join contact R Baker  
01548 811115**

**[richard.baker@totease.uk](mailto:richard.baker@totease.uk)**

The following letter was delivered to every household in the Parish:-

**Tel No:- 01548 811115**

**“Kimberley ”,  
Ringmore,  
Nr. Kingsbridge,  
Devon,  
TQ7 4HJ.**

### **Regulation 14 Consultation on Ringmore Neighbourhood Plan**

On behalf of the Ringmore Neighbourhood Plan Steering Group I am writing to you to let you know that the Pre-Submission Consultation Version of the Neighbourhood Plan has now been published and can be viewed and downloaded if required on the Ringmore Parish Council Website:

I also attach a copy of the notice and comments sheet which is also available at the Holywell Stores. You will note from the notice that we are having two community events if you wish to ask any questions about the plan.

[www.ringmoreparishcouncil.gov.uk](http://www.ringmoreparishcouncil.gov.uk)

We would be pleased to receive your comments on the plan which can be either placed in the letterbox of Challaborough Cottage, Ringmore or sent to me by post or email. Any comments received by the **deadline of Friday, 18<sup>th</sup> December 2020** will be considered by the Neighbourhood Plan Steering Group and will be used to amend the draft Neighbourhood Plan before it is formally submitted to South Hams District Council.

If you need any further information regarding the Neighbourhood Plan please let me know.

I look forward to hearing from you.

Yours sincerely

The following letter was delivered to every business in the Parish

**Tel No:- 01548 811115**

**“Kimberley ”,  
Ringmore,  
Nr. Kingsbridge,  
Devon,  
TQ7 4HJ.**

### **Regulation 14 Consultation on Ringmore Neighbourhood Plan**

As a business that may be involved with Ringmore Parish and on behalf of the Ringmore Neighbourhood Plan Steering Group, I am writing to you to let you know that the Pre-Submission Consultation Version of the Neighbourhood Plan is being published from November 6<sup>th</sup> 2020 and can be viewed and downloaded if required on the Ringmore Parish Copuncil Website:

[www.ringmoreparishcouncil.gov.uk/Neighbourhood\\_Plan\\_14079.aspx](http://www.ringmoreparishcouncil.gov.uk/Neighbourhood_Plan_14079.aspx) or <https://bit.ly/2FXasYe>

I also attach a copy of the notice and comments sheet which is also available on the website. You will note one Q & A zoom event on the 14<sup>th</sup> November if you wish to ask any questions about the plan. Please contact me by email to join and I will send you details.

We would be pleased to receive your comments on the plan which can be sent to me by post or email. Any comments received by the **deadline of Friday, 18 December 2020** will be considered by the Neighbourhood Plan Steering Group and will be used to amend the draft Neighbourhood Plan before it is formally submitted to South Hams District Council.

If you need any further information regarding the Neighbourhood Plan please let me know.

I look forward to hearing from you.

Yours sincerely

Cllr Richard Baker  
Chairman of Ringmore Neighbourhood Plan Steering Group

**From:** Richard Baker <[richard.baker@totease.uk](mailto:richard.baker@totease.uk)>

**Sent:** 10 November 2020 17:35

**To:** [ringmorenpsg@gmail.com](mailto:ringmorenpsg@gmail.com) <[ringmorenpsg@gmail.com](mailto:ringmorenpsg@gmail.com)>; [richard.baker@totease.uk](mailto:richard.baker@totease.uk) <[richard.baker@totease.uk](mailto:richard.baker@totease.uk)>

**Subject:** Ringmore Neighbourhood Plan

**To all Parish members in Ringmore:-**

The new Ringmore Neighbourhood (Development) Plan has been available on the Parish Council website [www.ringmoreparishcouncil.gov.uk](http://www.ringmoreparishcouncil.gov.uk) for a week and the plan was officially launched into a formal 6 week consultation last Friday 6<sup>th</sup> November and will be available for comments until Friday 18<sup>th</sup> December 2020.

It would have been normal for us to hold a public meeting to explain this Plan and to answer questions but due to Covid 19 Regulations this is not possible.

**We are therefore holding a “virtual” meeting by computer using Zoom on this Saturday morning 14<sup>th</sup> November from 10.00am until 12.00 noon.**

The Steering Group will be available to answer your questions..... simply click on the link below

<https://zoom.us/j/98917519591?pwd=MFBHQIA2SEpHQjRmYnRwY2ExeDhKdz09>

This will be the only public opportunity for you to get answers to any query you may have. You will need a computer/laptop/tablet/phone equipped with a microphone and camera. Simply send this email to your device (if different) and click on the link.

If you are new to Zoom, I suggest you join early, just follow the prompts on your screen. If you have any difficulty please phone Mike W-P on 810407 and he will guide you through the set up.

The meeting room will be open from 9.45am although the meeting will not begin until 10.00am.

I need you to send me an email telling me that you wish to join the meeting so that I can admit you to the meeting when you sign in on the link, I will also make a “running order” of contributors and go to each person in turn.

When joining the meeting please make sure that the video icon in the bottom left hand corner is clicked so that your picture appears but that your microphone is on mute until the chair asks you to speak.

(This is because Zoom will only take one person speaking at a time and if someone in your household makes a noise behind you this will cut off the person who is already speaking)

If you wish to speak go to the icons at the bottom of the page and click “reactions” then click the thumbs up icon. I will come to you in turn after the current speaker.

If you wish to make a comment or representation for the Steering Group to consider then this must be done in writing using the form attached and put through your letterbox.

All written comments must be considered seriously by the Steering Group and the Govt Inspector will review these and any action taken or reasons if not.

For your convenience I attach a copy of the Ringmore Neighbourhood Plan together with the poster and official notice of consultation etc.

Regards

Richard Baker  
Ringmore NPSG

## Appendix X Responses to Reg 14 Consultation

Responses were received from the following Residents and Agencies:-

1. Adam Hesse
2. David Milne Smith
3. D. Smith (SHDC)
4. DCC Highways
5. DCC Historic Environment Team
6. Devon Countryside access Forum
7. Environment Agency
8. Guy Eddy
9. Historic England
10. J Greenway
11. Lord Teverson
12. M Knight
13. National Trust
14. Natural England
15. SHDC
16. SWW

	Topic	Response
Adam Hesse	Queried where to find copy of NP	Ringmore PC Website
David Milne Smith	Congratulations on Reg 14 NP	No Comment required
D. Smith (SHDC)	1. Green Space  2. General and specific advice on all policies proposed	Explained background to evolution of the Green Spaces listed and the loss of viable owners.  Response contained in official reply to SHDC
DCC Highways	Objection to RNP 18.2	Policy reworded to remove offending phrases
DCCHistoric Environment Team	Suggestions for reordering the historic content of Introduction	Introduction reorganised
Devon Countryside Access Forum	Suggested inclusion of more maps showing footpaths	Footpath maps are readily available from Ordnance Survey or DCC Map ED/PROW/02/54.
Environment Agency	Waste water and sewage capacity	EA gave a reference to a standard document without qualifying the current need for extra sewage capacity
Guy Eddy	Sewage Capacity	As an ex Chairman of the Parish Council Mr Eddy gave first hand evidence that the capacity of the Ringmore sewage system was near full capacity
Historic England	No issues	No comment required

J Greenway	Letter pointing out that permission to include The Rocket House had not initially been sought	Apology sent. Ownership of the Rocket House was not initially known and it was missed. However subsequently Mr Greenway was happy to give his permission. His objection had been a point of principle not effect.
Lord Teverson	Owner of "End Bohemia". Apologised from having missed previous communications due to pressure of work in H of Lords (Brexit). Wished End bohemia to be included in Local Heritage Assets	End Bohemia added to list of Local Heritage Assets
M. Knight	Congratulations on Reg 14 document	No comment required
National Trust	General support for policies RNP 6/7/8/14/17/18 but suggests stronger wording for RNP 17 Local Green Spaces	All these policies were reviewed alongside other comments and changes made where appropriate.
Natural England	NE queried the origins of the Settlement Boundary and expressed concerns regarding land adjacent to Cross Manor and Ringmore Veau	RNPSG liaised with D. Smith SHDC and provided necessary explanations and evidence which D Smith forwarded to NE
SHDC	Detailed review of all policies	Changes were made to policies RNP 1/2/3/4/6/7/10/11/13/14/16/17/18 RNPSG is grateful for the advice from SHDC and consider these changes to be improvements
SWW	Waste water and sewage capacity	Query raised by RNPSG directed to EA.

## 1. Adam Hesse:-

**From:** Richard Baker <[richard.baker@totease.uk](mailto:richard.baker@totease.uk)>  
**Sent:** 30 November 2020 16:12  
**To:** Adam Hesse <[Adam@coworthhomes.com](mailto:Adam@coworthhomes.com)>  
**Subject:** RE: Ringmore Local Plan

You can find a copy of the Neighbourhood Plan at <http://www.ringmoreparishcouncil.gov.uk/>. The Neighbourhood Plan Reg 14 version is available on the left hand side of the cover page. Supporting documentation is contained in the Neighbourhood Plan section of the website

Regards

Richard Bake RNPSPG

**From:** Adam Hesse [<mailto:Adam@coworthhomes.com>]  
**Sent:** 30 November 2020 10:25  
**To:** [richard.baker@totease.uk](mailto:richard.baker@totease.uk)  
**Subject:** Ringmore Local Plan

Good morning Richard

in the recent Bigbury News it had a short piece about the Ringmore local plan and a link yet despite looking everywhere I cannot seem to find the part showing the land you are looking to allocate??

I live in Easton and am looking for a plot to build our family home so interested to see what you are considering as deliverable for housing??

If you could send a direct link that would be great

Many thanks

Adam



## 2. David Milne Smith

**From:** David and Susie Milne-Smith [[milne\\_smith@hotmail.com](mailto:milne_smith@hotmail.com)]  
**Sent:** 11 November 2020 09:53  
**To:** Richard Baker  
**Subject:** Re: Ringmore Neighbourhood Plan

Hi Richard,

I congratulate you on the final draft document which you and the permanent group have worked on so diligently. I hope that the passage through the system and the approval by the Inspector is a smooth journey.

Stay safe,

David

### 3. D Smith (SHDC)

**From:** Duncan Smith [Duncan.Smith@swdevon.gov.uk]  
**Sent:** 06 November 2020 13:53  
**To:** Richard Baker  
**Subject:** RE: Regulation 14 Consultation on Ringmore Neighbourhood Plan

Richard.....I am sure if you have made reasonable endeavours (which it appears you have) to trace title of the land that will be sufficient. I haven't come across an NP, as yet, that has encountered this problem but most Examiners I have dealt with take a pragmatic approach where issues such as this arise....Certainly the Council will not raise objection if these circumstances prevail and the allocation meets the NPPF criteria....Regards Duncan

**From:** Richard Baker <[richard.baker@totease.uk](mailto:richard.baker@totease.uk)>  
**Sent:** 06 November 2020 12:52  
**To:** Duncan Smith <[Duncan.Smith@swdevon.gov.uk](mailto:Duncan.Smith@swdevon.gov.uk)>  
**Subject:** RE: Regulation 14 Consultation on Ringmore Neighbourhood Plan

Hi Duncan,

Thanks for the heads up on LGS. We have approached Parkdean w.r.t. the Challaborough Green Space but the Ringmore Village Green Spaces are bits of ground left over from when the Manor was sold off in 1907 (approx). The whole of the village was divided into lots and sold to different buyers. Snippets of land were not included in the nearby house/plot sale and have since been used as communal space. These are the listed green spaces.

The persons who originally owned the Manor of Ringmore have since deceased. Tracing the maybe inheritors and examining the wills etc to ascertain whether these bits of land were recognised in the Will etc and transferred to a beneficiary will cost £ thousands and may take years.

The Parish Council have recently tried to trace the owners of this land since some residents and visitors illegally use it to park cars and vans, making it an eyesore as they cut up the grass and leave a rutted surface. The Parish Council has for many years paid a gardener to cut the grass and keep the place tidy but this doesn't convey ownership.

The land registry does not have these pieces of ground registered to anyone.

What else can I practically do?

Richard

**From:** Duncan Smith [<mailto:Duncan.Smith@swdevon.gov.uk>]  
**Sent:** 06 November 2020 12:09  
**To:** Richard Baker  
**Subject:** RE: Regulation 14 Consultation on Ringmore Neighbourhood Plan

Richard....Thanks for this and well done getting everything out as you planned. One issue that has come up already is the need to consult owners of Local Green Space personally. Although this is not a Statutory requirement.... Examiners, I have found, tend to ask if this has been done. I would suggest you send a letter to each of the owners indicating the fact that the land has been identified as LGS in the NP. This can be done in parallel to the Regulation 14 consultation.

Regards

Duncan

#### 4. DCC Highways:-

**From:** Richard Jackson [Richard.Jackson@devon.gov.uk]  
**Sent:** 13 November 2020 11:59  
**To:** richard.baker@totease.uk  
**Subject:** FW: Regulation 14 Consultation on Ringmore Neighbourhood Plan

Dear Richard,

I write on behalf of DCC Highways Authority following a notification to comment on the Ringmore NP as you can see below. I was wondering what you had in mind for the highlighted section below?

There are specific policies to obtain Highway Authority approval of the signage/restrictions as described, and I wonder whether you have obtained the view of the traffic management department at DCC on these ideas? If not perhaps it would be best to leave this wording out?

Many thanks,

Richard Jackson

Principal Highways Development Management Officer

Devon County Council Highways Development Management

**From:** Hayley Stokes <[hayley.stokes@devon.gov.uk](mailto:hayley.stokes@devon.gov.uk)>  
**Sent:** 13 November 2020 10:46  
**To:** Richard Jackson <[Richard.Jackson@devon.gov.uk](mailto:Richard.Jackson@devon.gov.uk)>  
**Subject:** FW: Regulation 14 Consultation on Ringmore Neighbourhood Plan

Hi Richard,

I hope you are well 😊

DCC has been consulted on the Ringmore NP, but we will not be responding as Strategy Authority in this case.

I did spot a slightly strange Highway Policy you might want to comment on direct – up to you. See below

Like other NP's, they have a policy that relates to the function of the Highway Authority

Policy RNP18 - Maintenance or Improvement to Transport infrastructure delivering safety improvements for all road users. Schemes which deliver improvements to safe access to and within the Parish will be supported if: -

1. The existing network of mainly single-track roads bordered by traditional Devon Banks is not damaged causing degradation to the rural character of the Parish.
2. Due thought is exercised regarding vehicle speed and size restrictions with applicable signage.
3. Existing footpaths, cycle ways and bridleways are maintained or improved.
4. Separation of non-motorised vehicle users from motorised vehicles is improved.
5. Streetlighting is not developed.

Best wishes,

Hayley

## 5. DCC Historic Environment Team

From: Susan Watts [susan.watts@devon.gov.uk]  
Sent: 18 December 2020 10:58  
To: Richard Baker  
Cc: Marrina Neophytou; Hayley Stokes  
Subject: RE: Regulation 14 Consultation on Ringmore Neighbourhood Plan  
Attachments: DCC HET Neighbourhood plan letter Dec 2020.pdf; Ringmore Parish HER Monuments.pdf; Ringmore Parish Neighbourhood Plan 2020\_Comments from Devon Historic Environment Team.pdf

Dear Mr Baker,

Thank you for contacting the Devon County Council Historic Environment Team regarding the consultation for the Ringmore Neighbourhood Plan.

Please find attached our advice together with a copy of our Neighbourhood Plan letter which has helpful links. Also attached are the full details for designated and non-designated heritage assets located within the parish of Ringmore which are currently recorded on the Historic Environment Record (HER) which we hope you will find useful.

Please do contact me if you require any further information,

Yours sincerely,

Sue Watts

(Historic Environment Officer)

Historic Environment Team  
Planning, Transportation and Environment  
Devon County Council  
Room 120, County Hall  
Topsham Road Exeter EX2 4QD  
Tel: 01392 382494  
Email: bill.horner@devon.gov.uk December 2020

Dear Sir or Madam,

### **Neighbourhood Plan preparation: Historic Environment**

Thank you for your recent consultation on the preparation of your Neighbourhood Plan. The County Historic Environment Team has the following general comments on the preparation of these Plans.

#### **Why consider the historic environment?**

History matters. It matters to people who live in or visit Devon. It is part of the physical character and sense of identity of our towns, villages and countryside. It is what makes Devon such a great place to live, work and holiday.

Devon's historic environment, its buildings, archaeological sites, landscapes and streetscapes, is exceptional in its quality and diversity. Making the most of your historic environment - protecting and enhancing it for everyone's enjoyment, making it more accessible for the social, economic and health benefits this can bring - is therefore an important part of planning for your neighbourhood.

#### **The Past in the Present**

The past has had a huge influence upon the appearance and layout of your village or town and the landscape of fields, farms, woods, roads and lanes that surround it. This landscape contains visible evidence of human activity and land use stretching back thousands of years, from Prehistoric burial mounds and hillforts to patterns of fields created in the Middle Ages and farm, domestic and civic buildings of great historical and architectural interest. Some heritage sites will be well known and valued locally and others less well known. Alongside the natural environment, the historic

environment forms the backdrop to our lives. Not always noticed day to day, but sadly missed when it is gone or insensitively changed.

## **Planning for the Historic Environment**

This historic environment will be a material consideration in deciding many of the planning applications submitted in your area. The National Planning Policy Framework 2019 (Section 185) says that all local plans should make the most of 'heritage assets' (archaeological sites, historic buildings, landscapes) by setting out:

..... a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay, or other threats.

And that this strategy should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place.*

The production of your Neighbourhood Plan is an ideal opportunity for you to determine what parts of your Historic Environment are important to the community and how they are best managed. You could think about how important these assets are to your community, to Devon or even nationally or internationally. Should the site or building be protected totally from development? Could it usefully be reused and incorporated into a development? Or is it not that important? What archaeological or historic areas and buildings could be used as community facilities or public open space? How can historic sites in the area be made more accessible to the community or linked together by existing or new public rights of way? How can historic sites, nature conservation and other local issues, such as highways and flood management, work together to make a better quality environment all round?

In order to achieve this, your community may want to seek advice and information from a number of organisations, including the Devon County Historic Environment Team (see below). Information on the heritage of the area, as well as other environmental data such as flood risk, ecology and landscape characterisation - can be accessed via the Environmental Data Online website – <http://map.devon.gov.uk/DCCviewer/>

You may also want to compile a Local List of the heritage assets that are of the most importance to you. Guidance on this is available from Historic England (see below). Some communities are producing local action plans for their historic environment, which can very usefully inform a Plan (see below). Some district councils in Devon have already produced 'Green Infrastructure' strategies, which might be of help to you in making connections to wider networks linking natural and historic sites. A Devon-wide strategy is currently also being produced and will be available on the DCC website when completed.

## **How we can help your community**

The Devon County Historic Environment Record (HER) contains a constantly growing record of known heritage assets and is a great resource that can help you prepare your Plan. The HER is based at County Hall and is open to the public or available on-line (<http://map.devon.gov.uk/DCCviewer/>). The HER holds the most up-to-date heritage information and we can provide this to you in an appropriate format. The Devon County Historic Environment Team, as well as your local District or Borough Conservation Officer, can help to identify the presence and significance of the heritage assets that define and characterise your area, as well as any that may be directly affected by future development proposals.

We look forward to hearing from you.

Yours faithfully,

Bill Horner  
County Archaeologist  
Planning, Transportation and Environment

## 6. Devon Countryside Access Forum



Devon Countryside Access Forum  
Lucombe House  
County Hall  
Topsham Road  
EXETER EX2 4QD

Tel: 07837 171000  
01392 382084

[devoncaf@devon.gov.uk](mailto:devoncaf@devon.gov.uk)

[www.devon.gov.uk/dcaf](http://www.devon.gov.uk/dcaf)

### NEIGHBOURHOOD PLANS Thinking about recreation and access

The Devon Countryside Access Forum is a statutory forum under the Countryside and Rights of Way Act 2000. Its members are volunteers appointed by Devon County Council to provide independent advice on "the improvement of public access to land for the purposes of open-air recreation and enjoyment." The members represent the interests of landowners, access users and other interests such as tourism.

The Localism Act 2011 provides the opportunity for communities to draw up a Neighbourhood Plan and have more say in where development is located, subject to certain limitations. Plans need to support the strategic development needs set out in the Local Plan (district/borough council) and to plan for local development in a positive manner.

**Looking at the provision of public rights of way and green space is an important part of each Plan as these offer opportunities for people to exercise and gain health benefits.**

#### Checklist

##### *What's there already?*

- Map public green space areas within the Plan area (including woods, parks, playing fields, public rights of way and cycle/multi-use trails);
- recognise the importance of areas shown on the map and protect them, where possible, from development;
- recognise other routes, such as Unclassified Unsurfaced County Roads, and their contribution to recreational opportunities; and
- consider designating important and special open areas as Local Green Space, in consultation with the district council.

<http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

##### *Improving what's there - be aspirational but ensure your proposals are realistic and achievable.*

*Don't forget you are dealing with land that is owned by someone, whether that's a farmer or another individual/body. Consult closely with them at an early stage. Some improvements require permission or need to go through a legal process.*

- Consider the improvement or upgrading of routes, for example
  - improving the surface to allow all year round use;
  - designing new routes to the requirements of those with mobility needs, and in the improvement of existing routes;
  - upgrading to permit horse riding or cycle use.

The Devon Countryside Access Forum is required, in accordance with Sections 94 and 95 of the Countryside and Rights of Way (CROW) Act 2000, to provide advice as to the improvement of public access to land for the purposes of open-air recreation and enjoyment.



→ use the 10 Steps Guide, produced by Devon County Council, to achieve neighbourhood improvements: <http://www.devon.gov.uk/communitypaths.pdf>

→ look at Devon County Council's Rights of Way Improvement Plan to give you some ideas; <http://www.devon.gov.uk/rowip>

→ consider creating off-road routes to the school or other facilities to reduce car use.

→ seek to develop important linking routes on a permissive basis, in agreement with landowners.

- try to find circular routes to encourage healthier lifestyles and minimise car use.
- seek to secure the safety for rights of way users where routes meet or run alongside busy or dangerous roads.

### New development areas

- check new development proposals include safe and high quality provision for cycling and walking routes linking housing to schools, shops, employment areas, recreational and sports facilities and rights of way/greenspace;
- seek to ensure sufficient areas of greenspace.
- consider better provision for dog walkers to discourage fouling of other areas.  
<http://documents.hants.gov.uk/ccbs/countryside/planningfordogownership.pdf>

### Funding

- new housing developments within the neighbourhood will be subject to payment of a Community Infrastructure Levy. Communities with a Neighbourhood Plan receive 25% of the Community Infrastructure Levy. Discuss opportunities for using this money for rights of way and greenspace improvements with the District Council and any developer.
- investigate local trusts and other grant awarding bodies such as companies which distribute landfill tax to community projects or have their own community fund. <https://www.dsc.org.uk/publication/the-complete-fundraising-handbook/> (available in libraries).

### Legislative Framework – brief notes

Proposals for new or improved public rights of way will need to go through a legal process unless they are modest changes, such as replacing stiles with gates (in which case the landowner must give consent).

There are a number of processes and Acts that may impact on public rights of way proposals in the Neighbourhood Plan but the most important ones are below: • a permissive agreement for a route, agreed with the landowner.

- an agreement between the landowner and the Parish Council (Highways Act, section 30). A footpath or bridleway could be added to the Definitive Map through this process and is the quickest way to create a legal route beneficial to the community.
- Creation Agreements between the landowner and Devon County Council under the Highways Act 1980, section 25.
- applications can be submitted to Devon County Council to add an unrecorded route to the Definitive Map (the legal record of public rights of way) or upgrade it, for example from a footpath to bridleway, under Schedule 14 of the Wildlife and Countryside Act 1981. Applications are based on evidence that such rights exist.
- Section 257 of the Town and Country Planning Act 1990 gives local planning authorities the power to extinguish or divert footpaths, bridleways or restricted byways where necessary to enable a development to proceed. <https://www.gov.uk/government/publications/rights-of-way-circular-1-09>

It's a complex area so please consult with the Public Rights of Way section at Devon County Council to discuss the best options for your community proposals.

## 7. Environment Agency

**From:** Mike Campbell [<mailto:Mike.Campbell@mvvuk.co.uk>]  
**Sent:** 09 December 2019 14:16  
**To:** Mudge, David <[david.mudge@environment-agency.gov.uk](mailto:david.mudge@environment-agency.gov.uk)>  
**Subject:** Sewage Plant Capacity

Hi David,

I do not know if you will be able to help me here but getting hold of information is very difficult. I am part of my local area Neighbourhood Development Plan steering committee and one thing we would like to know is what is the maximum capacity of the built sewer station at the bottom of Ringmore Village. I have tried and failed to find out, maybe you know someone that might be able to help.

Mike Campbell

**From:** Mike Campbell [<mailto:Mike.Campbell@mvvuk.co.uk>]  
**Sent:** 11 December 2019 08:00  
**To:** Mudge, David <[david.mudge@environment-agency.gov.uk](mailto:david.mudge@environment-agency.gov.uk)>  
**Subject:** RE: Sewage Plant Capacity

Thanks Dave,

It would be really useful to know its design capacity for households/ people and what happens when it is subjected to very heavy rain events. The later might not be so easy to establish, I'm sure.

Mike Campbell

**From:** DCIS Enquiries <[DCISEnquiries@environment-agency.gov.uk](mailto:DCISEnquiries@environment-agency.gov.uk)>  
**Sent:** 19 December 2019 15:00  
**To:** Mike Campbell <[Mike.Campbell@mvvuk.co.uk](mailto:Mike.Campbell@mvvuk.co.uk)>  
**Subject:** ENQ19/DCIS/155075 Sewage Plant Capacity

Dear Mike,

Thank you for your email which has been passed to me to be recorded. Your reference for this enquiry is ENQ19/DCIS/155075.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days. We always aim to provide an answer as soon as we can.

For further information on what you can expect from us and our full service commitment to you, please click the link below:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

Thank you

Fiona

**Fiona Anderson**  
Customers and Engagement Officer; Devon, Cornwall and Isles of Scilly  
**Environment Agency** | Manley House, Kestrel Way, Exeter EX2 7LQ

Dear Mike,

Thank you for your email dated 11/12/2019. We respond to requests under the Freedom of Information Act 2000 and Environmental Information Regulations 2004.

Please find attached the permit and modification for permit number SW/203013 for Ringmore STW, held by South West Water, this should give the detail you require. If this does not answer your question regarding capacity, you will need to contact South West Water. Please refer to [Open Government Licence](#) which explains the permitted use of this information. Please get in touch if you have any further queries or contact us within two months if you would like us to review the information we have sent.

*We really value your thoughts on how we are doing and will always make changes where we can to improve our service.  
Please click on the link below and fill in our survey.*

<http://www.smartsurvey.co.uk/s/EnvironmentAgencyCustomerSurvey/?a=DC>

Thank you

Fiona

**Fiona Anderson**

Customers and Engagement Officer; Devon, Cornwall and Isles of Scilly

**Environment Agency** | Manley House, Kestrel Way, Exeter EX2 7LQ

Wed 24-03-21 08.32

Hi David,

Is the below something the EA would take any interest in as far as development criteria for a neighbourhood plan is concerned please.

Mike Campbell

8. Guy Eddy

Previously Chairman of Ringmore Parish Council

**RINGMORE PARISH NEIGHBOURHOOD PLAN**

**REGULATION 14 CONSULTATION (COMMENTS FORM)**

<b>Name</b>	GUY EDDY
<b>Organisation (if applicable)</b>	RESIDENT
<b>Address</b>	HIGH CROFT, RINGMORE.
<b>Postcode</b>	TD7 4NR
<b>Telephone number(s)</b>	01548 510203
<b>Email</b>	N/A
<b>Paragraph or Policy No</b>	P.21 RMP2. PARA.6
<b>please use this box for your comment</b>	

CHALLABOROUGH COTTAGES

Guy Eddy

Circa 1990 I was Ringmore parish council chairman  
Challaborough cottages next to the JE were being frequently flooded. We wanted to get SW water to do repair work. They laid new pipe work at the back of the cottages and across the JE garden. They checked the rest of the pipe work down to the sewage works and brought it up to date.

The leader of the SW team said that the sewage system was working at near total capacity and that any additional sewage to the system would require surplus to be piped down the hill to Challaborough at the Bigbury on sea hill top sewage system

AS far as know no major alterations have been made to Ringmore sewage works do it's reasonable to think that this thinking on the part of SW water will still apply.

## 9. Historic England

**From:** Stuart, David [David.Stuart@HistoricEngland.org.uk]  
**Sent:** 08 January 2021 10:59  
**To:** Richard Baker  
**Subject:** Regulation 14 Consultation on Ringmore Neighbourhood Plan

Dear Cllr Baker

Thank you for your Regulation 14 consultation on the pre-submission version of the Ringmore Neighbourhood Plan.

Our apologies for not responding before now. This case was inadvertently logged on to our system with a deadline of today's date.

However, I can confirm that there are no issues associated with the Plan upon which we wish to comment. Hopefully on that basis the timing of our response will not cause undue inconvenience to you.

Otherwise, we would only want to congratulate your community on its progress to date, and wish it well in the making of its Plan.

Kind regards

David Stuart | Historic Places Adviser

Historic England | South West

1st Floor Fermentation North | Finzels Reach | Hawkins Lane | Bristol | BS1 6WQ

## 10. Jon Greenway

**From:** John Greenaway [joka748@gmail.com]  
**Sent:** 17 November 2020 20:28  
**To:** malcolm findlay  
**Cc:** Richard Baker  
**Subject:** Re: Ringmore Parish Neighbourhood Plan - Heritage Asset

Dear Malcolm,

Many thanks for your email and no need for any apology. I welcomed the opportunity to review the plan and would like to express our gratitude to the Steering Group for their hard work in producing such a comprehensive document.

Please accept our permission to include The Rocket House as a heritage asset in Appendix ii of the Ringmore Parish Neighbourhood Plan.

Kind regards,

John and Karen

## **11. Lord Teverson**

Thank you Richard, Robin

Sent from my iPad

On 27 Oct 2020, at 09:22, Richard Baker <[richard.baker@totease.uk](mailto:richard.baker@totease.uk)> wrote:

Thank you for your letter and completed Heritage Asset Form to include End Bohemia in the village assets of Ringmore Neighbourhood Plan.

The plan has already gone to the printers prior to the consultation process.

I will include your request to include End Bohemia in the NP by accepting it as a response to the forthcoming consultation which will start in about two weeks time and then see if we can include it in the draft NP as part of that process.

Regards

Richard Baker  
Chair  
Ringmore NPSG.

## **12. M. Knight**

Tuesday 10/11/2020 18.51

Magnificent document. Well done to all that created it x

Sent from my iPhone

### 13. National Trust



Katy.Wiseman@nationaltrust.org.uk  
My Ref: Ringmore Parish Neighbourhood Plan (Reg. 14)

08 May 2021

Ringmore Parish Council  
22 Moyles Park  
Modbury  
Ivybridge  
Devon  
PL22 0FF

Dear Ringmore Parish Council,

#### **RINGMORE NEIGHBOURHOOD PLAN 2020-2034 REGULATION 14 CONSULTATION**

The National Trust welcomes the opportunity to comment on the draft Ringmore Neighbourhood Plan which will play an important part in helping to shape any growth and future development within the Parish between 2020 to 2034. The Trust owns a large area of land situated on the seaward side of the Parish between Ayrmer Cove and the village of Ringmore. The land is part of the Undeveloped Coast and the South Devon AONB and is mainly occupied by our tenant farmers. We have only recently reviewed the draft Plan online and the comments set out below represent our initial, high-level feedback.

Climate change is one of the biggest challenges facing us as an organisation and we are working hard to reduce our environmental impact. We therefore welcome Policy RNP20 which aims to ensure development is delivered in a sustainable, energy efficient manner within the Parish. We also support the inclusion of the main objectives for Heritage Coasts within the draft Plan which seeks to conserve, protect and enhance the natural beauty of the coast and enhance peoples' understanding and enjoyment of these special places.

#### **Policy RNP6 – New Tourism Developments in Ringmore Parish**

New tourism developments have the potential to adversely impact on the special characteristics of the countryside, particularly the South Devon AONB and Undeveloped Coastline. Care is needed to the siting, scale and form that new tourism development takes and all development should safeguard the distinctive landscape character having regard to the conservation of the South Devon AONB and Undeveloped Coastline.

## **Policy RNP7 – Caravan Parks in Ringmore Parish**

## **Policy RNP8 – Enhancement of Tourism Facilities in Ringmore Parish**

We support proposed Policy RNP7 which seeks to restrict the expansion of existing static holiday accommodation as these can have a significant detrimental visual impact upon the special qualities of the landscape character. We also welcome Policy RNP8 that supports proposals to returning existing holiday parks or part of, to a natural state.

## **Policy RNP14 – Biodiversity**

The Trust was set up to protect places of natural beauty. We support proposed Policy RPN14 which will give statutory weight to the protection of biodiversity and aims to prevent the loss of Devon Banks and local paths within the Ringmore Parish. This policy aligns with the Trust's aspiration for nature-friendly farmland with protected hedgerows, field margins, ponds, woodland and other habitats helping to reverse the decline in wildlife.

## **Policy RNP17 – Local Green Spaces**

The Neighbourhood Plan identifies 'The Challaborough Boat Green' as a potential Local Green Space and this adjoins Trust land to the south. Whilst we support Policy RNP17 we recommend strengthening policy wording, 'The four areas listed below and shown on the Policies Map are designated as Local Green Spaces. Development proposals within these designated green spaces will only be supported in exceptional circumstances'.

## **Policy RNP18 – Maintenance or Improvement to Transport infrastructure delivering safety improvements for all road users.**

The South West Coastal Path runs through the Trust's land and provides an important route for walkers to the wider network of footpaths. We therefore support proposed Policy RNP18 which seeks to deliver improvements and safe access throughout the Parish by supporting schemes which deliver improvements to the existing network of footpaths, cycleways and bridleways.

In conclusion, the National Trust supports many aspects being proposed within this important Plan for the Parish and welcome dialogue with the Ringmore Neighbourhood Plan Steering Group and opportunities to input during its development.

Yours sincerely,

Katy Wiseman

Assistant Planning Adviser

## 14. Natural England

Date: 18 December 2020  
Our ref: 336564  
Your ref: Ringmore Neighbourhood Plan



Richard Baker  
Ringmore Neighbourhood Plan  
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**BY EMAIL ONLY**  
[richard.baker@totease.uk](mailto:richard.baker@totease.uk)

Dear Mr Baker

### Ringmore Neighbourhood Plan – Regulation 14

Thank you for your consultation on the above dated 04 November 2020.

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

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

We note that the plan supports development within the identified Settlement Area, but does not allocate any specific sites. We are concerned that this presumption in favour of development may have adverse impacts on the South Devon AONB and Heritage Coast, contrary to the NPPF (paras. 170-173) and Joint Local Plan policy DEV25. We therefore advise that evidence is provided to demonstrate that the plan area has the capacity to accommodate this growth without such adverse impacts. This evidence will be required to support the Strategic Environmental Assessment (SEA) screening process.

We also note that the plan area is within the recreational disturbance zone of influence for the Plymouth Sound & Estuaries SAC and the Tamar Estuaries Complex SPA, the competent authority will need to take this in to consideration in their Habitats Regulations Assessment.

We refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan, which includes landscape assessment of proposals within protected landscapes.

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 Stephanie Parker-Stephenson on 07799438517 or [stephanie.parker-stephenson@naturalengland.org.uk](mailto:stephanie.parker-stephenson@naturalengland.org.uk). For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

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Yours sincerely  
Stephanie Parker-Stephenson  
Lead Adviser Sustainable Development - Devon, Cornwall & Isles of Scilly

## **Ringmore Draft Neighbourhood Plan (Regulation 14 Version, January 2021)**

### **Regulation 14 Consultation response on behalf of South Hams District Council**

#### **Introduction**

The Draft Ringmore Neighbourhood Plan has been published for a formal 6 week public consultation which took place between 6<sup>th</sup> November 2020 and 18<sup>th</sup> December 2020. This represents the plan reaching Regulation 14 stage of the plan preparation process, and offers the first formal opportunity for all stakeholders to comment on the emerging plan.

As the Local Planning Authority, South Hams District Council (SHDC) has a statutory duty to support the preparation of neighbourhood plans.

As well as its statutory duty, SHDC has an obligation to ensure that any planning document that sits within the suite of Development Plan Documents (DPDs) is consistent with its corporate objectives, and will make a positive contribution to the long term health, wellbeing and resilience of the district's communities. Advice and guidance provided to neighbourhood plan groups will reflect this wider remit, although it is acknowledged that this guidance may go beyond what is strictly required by regulation.

Advice and guidance at Regulation 14 stage is most usefully focused on:

- 1) The Draft Ringmore Neighbourhood Plan Vision, Aims and Objectives
- 2) Comments on Supporting Text
- 3) The Draft Neighbourhood Plan Policies
- 4) The Draft Neighbourhood Plan Evidence Base

On a general note, comments were made on the text of the Neighbourhood Plan prior to consultation on this Regulation 14 Version. In some instance those comments are repeated below. I would suggest if there are specific reasons why those comments have not been addressed that the reasoning is discussed with the Council during preparation of the Regulation 15 Version of the NP.

Thank you for sending me the comments that the Group have received from other bodies/individuals in regard of the Regulation 14 consultation. I have referred to these, where appropriate, in my comments below. I note that the Group are following up these comments where necessary to inform the content of the Regulation 15 Version of the NP.

## 1) The Draft Ringmore Neighbourhood Plan: Vision and Objectives

The Ringmore Draft Neighbourhood Plan (the Plan) sets out policies and approaches which will add local detail to policies in the Plymouth and South West Devon Joint Local Plan. The Plan sets out a vision for Ringmore as follows:

*That the Parish continues to meet the needs and aspirations of local people by protecting and conserving the culture, heritage, biodiversity, and aesthetic qualities that make our environment unique. At the same time the economic prosperity needs to be supported and sustained so that the well being of the parish is maintained and it remains a thriving community in which to live, work, visit and play.*

The vision effectively provides a good summary of what is seeking to be achieved for the Ringmore Parish. The aims and objectives, stemming from the Vision, are set out in each subject related alongside the policies that give them effect. The aims and objectives relate well to the Vision and the Policies.

## 2) Comments on Supporting Text

- a) **Foreword: Page 3: 3<sup>rd</sup> para.....**NB the Plan will be subject of a further 6 weeks statutory consultation following the Regulation 15 submission. This is carried out by SHDC.
- b) Generally through the Plan where a JLP policy is referred to please annotate "JLP Policy DEV.25" not "DEV25". See page 20 para 5, opening sentence. The Plan will be read by others who are not conversant with the JLP.
- c) **Page 21: Final three paras.....**Justification of a Dark Skies Policy is included in the Justification of Policy RNP2. No mention is made of Dark Skies in the Policy itself. Would this not be better placed under **Policy RNP15**(see point d) below this Policy is annotated **RPN15** in the text).
- d) Policy annotation is predominantly **RNP** in the text however it becomes RPN at Policy 14. Suggest proof reading whole text to ensure continuity.

### 3) The Draft Ringmore Neighbourhood Plan: The Policies

The Plan contains 20 policies as annotated in the table below. A commentary is provided for each policy that looks at the level of conformity with locally adopted policy and national guidance, as well as considering how each policy will be implemented in order to achieve the aims and objectives of the plan.

#### Policies and SHDC comments

Policy	SHDC comments
<p><b>Policy RNP1 - Development within the Settlement Area</b></p> <p>New development will be supported within the Settlement Area, where justification of need is proven, and proposals are in line with: -</p> <ol style="list-style-type: none"> <li>1. The development is contained within the Settlement Area shown in fig 10 and the priority requirement for development will be for local housing needs and the need for development is clearly demonstrated.</li> <li>2. The development meets the requirements of other higher-level relevant policies of the NP.</li> </ol>	<p>It is not necessary to justify need for proposed housing within the settlement boundary. Similarly, neither is it legitimate to set a priority for local needs for development proposed within that settlement boundary.</p> <p>Given the response from Natural England and Jonathan Nicholls it will be necessary consider more fully the reasoning behind the choice of settlement boundary. I am aware this work has commenced.</p> <p>NB: The accepted term is “settlement boundary” not “Settlement Area”. The correct annotation is used in Fig 10.</p> <p><u><a href="#">These comments were later withdrawn since the JLP and SPD support the RNPSG text.</a></u></p>
<p><b>Policy RNP2 - General Design Principles for New Development</b></p> <p>New housing development will only be supported where it can be demonstrated that: -</p> <ol style="list-style-type: none"> <li>1. The design is traditional, of good quality and sympathetic with the character of the surrounding built and non-built environment.</li> <li>2. The character of the parish is not negatively affected.</li> <li>3. Listed buildings and heritage assets are not adversely affected.</li> <li>4. Enough “Off Road” parking is provided in line with SPD 2020 requirements.</li> <li>5. New roof heights are not to be higher than existing attached buildings and no higher than the general height of buildings in the local area. The development should not impinge upon neighbour’s outlook or obstruct protected public views.</li> <li>6. Any development satisfies the latest septic tank regulations (Jan 1st, 2020) and or ties into the existing South West Water Main Sewage without overwhelming capacity.</li> <li>7. The development meets the requirements of all other</li> </ol>	<p>Criteria 1: Concerned at the insistence on “traditional” design. Contemporary/modern design may be acceptable if carefully considered?</p> <p>Criteria 4: Would this better worded “adequate” rather than “enough”. Reference is made to the “SPD 2020”. Suggest the Glossary (page 83) is amended so there is a direct tie up to the annotation being used</p> <p>Criteria 5: Full justification of this criteria should be included if it is to be retained. Support expressed by local people does no amount to a planning justification. Furthermore, there is no right to view in planning terms. I make suggestions in relation to the treatment of important views under Policy RNP13.</p>

<p>relevant policies of the Plan.</p>	<p>Criteria 6: I suggest SWW are consulted on the content of this criteria.</p> <p>NB See reference to Dark Skies in the <b>Comments on the Supporting Text</b> above under item 3.</p>
<p><b>Policy RNP3 - Development through CLT or other Private Self Build initiatives</b></p> <p>Planning applications for small scale developments will be supported where community-led schemes or, private self-build can achieve affordable housing to meet local needs, subject to the following: -</p> <ol style="list-style-type: none"> <li>1. The design meets the requirements in Policy RPN 2.</li> <li>2. It must be for persons defined in the SPD as “local” or with strong local ties and provide affordable housing as such, in perpetuity.</li> </ol>	<p>I suggest that this Policy is reworked and tied in with the content of JLP Policy TTV27. I am not sure whether the reference here is for support for appropriate “exceptions sites” as covered in TTV27? I can only think it is given that development within the settlement boundary is covered in Policy RNP 1?</p>
<p><b>Policy RNP4 – Housing Development not for use as “Primary Residence”</b></p> <p>Any proposals for new development within the settlement area, other than one for one replacement housing, will be supported if the proposal is required: -</p> <ol style="list-style-type: none"> <li>1. to meet identifiable local housing need and</li> <li>2. Is to be used as a primary residence</li> </ol>	<p>I would suggest that reference is made to NPs that have passed examination which will give a guide to acceptable and perhaps more robustly worded versions of a Policy that seeks to control Primary Residence.</p> <p>The provenance of the 27’5% second homes is not cross referenced in the justification of this Policy. This should be included as part of the Evidence Base and clearly cross referenced in the justification.</p>
<p><b>Policy RNP5 - Other development, subdivision of existing plots for building or extension to existing buildings</b></p> <p>Development such as extensions, replacement houses, building on subdivided plots will be supported if it is demonstrated that: -</p> <ol style="list-style-type: none"> <li>1. There is no loss to the character or environmental quality of the surroundings.</li> <li>2. The site is adequately serviced by suitable existing highways allowing safe access and egress to the property.</li> <li>3. The development respects the amenity of adjoining properties.</li> <li>4. The development is in keeping with other constraints set within the housing policy section and meets all other relevant policies of the Plan.</li> <li>5. The roof height of any new development should not be higher than the existing roof height of development on the plot.</li> </ol>	<p>Criterion 4) The intent of this criteria is unclear. The “constraints” in the housing policy section should be made clear and the justification should indicate clearly why they apply.</p> <p>Criterion 5: Full justification of this criteria should be included if it is to be retained. Support expressed by local people does not amount to a planning justification.</p>
<p><b>Policy RNP6 - New Tourism Developments in Ringmore Parish</b></p> <p>Support will be given to tourism developments which are primarily aimed at high turnover, short occupancy forms of holiday.</p> <p>Development proposals related to tourism must also</p>	<p>I think it worth adding the need for any tourism development proposed to meet the requirements of other relevant Policies in the NP</p>

<p>demonstrate tangible economic benefit to the local community, and this will be weighed against any potential loss of amenity for permanent residents of the parish. Where economic gain for the local community does not significantly outstrip loss of amenity, the proposed development will not be supported.</p> <p>Only holiday development proposals that are accompanied with practical measures to ensure that they will remain as holiday accommodation for perpetuity will be supported.</p>	
<p><b>Policy RNP7 - Caravan Parks in Ringmore Parish</b></p> <p>Proposals for new camping, chalet or other holiday facilities will be supported where they are to be sited in areas outside the Undeveloped Coast, in locations where no adverse impact will be exerted on the environment and the safety and capacity of the rural road network will not be compromised.</p> <p>Proposals for expansion of holiday caravan park provision in the parish will not be supported.</p> <p>For the avoidance of doubt, expansion of existing holiday caravan park provision includes any proposal to increase the geographical footprint of the park, any proposal to increase the number of static caravans, the forming of additional concrete caravan bases and re-purposing of existing holiday park facilities such as car and boat parks, dog-run areas, and waste storage areas to accommodate more caravans or “lodges”.</p>	<p>Whilst I understand the wish to prevent development, redevelopment or expansion of these caravan further impacting on local amenity I am concerned that this policy as it is currently written, sets a moratorium on expansion. I do not believe this is acceptable in planning terms. I note neither of the caravan park owners have formally responded to the Regulation 14 consultation which gives me cause for concern. I note the efforts made by the Ringmore Group to contact the owners of the Parkdean resort and also the minutes of the meeting held with the local managers of the Bigbury Bay Holiday Park. I would suggest every effort is made prior to the submission of the Regulation 15 Version of the Neighbourhood Plan to obtain the formal views of the owners of each of these businesses.</p>
<p><b>Policy RNP8 - Enhancement of Tourism Facilities in Ringmore Parish</b></p> <p>Proposals for enhancement and updating of existing tourism facilities, including holiday caravan parks, will be supported, but only where other policies in this Plan have been addressed.</p> <p>In the case of proposed holiday caravan park enhancements, these will be supported only where they are accompanied by competent measures for lighting, landscaping and planting that will significantly ameliorate visual impact, transport network and offer reductions in levels of light pollution and noise.</p> <p>Any development proposal that would lead to returning any part of existing holiday parks, including the seafront and seafront car parks, to a natural state will be supported, provided that other policies in this Plan are met.</p>	<p>I suggest it would be worth considering incorporating the elements relating to the caravan parks in Policy RNP 7. Policy RNP 7 then should be focussed on other tourism facilities in the Ringmore Parish.</p>
<p><b>Policy RNP9 - Employment and Business: providing employment opportunities</b></p>	<p>Criteria 2 suggest rewording:-</p> <p>79 The privacy and amenity of neighbouring residents is not adversely affected.</p>

<p>This Plan supports proposals for expansion of employment opportunities in Ringmore Parish, in particular opportunities for home-working, where:-</p> <ol style="list-style-type: none"> <li>1. The amenity of residents in the parish is not adversely affected due to noise, inappropriate or excessive vehicle parking and any other type of disturbance.</li> <li>2. The privacy of neighbouring residents is not adversely affected.</li> <li>3. The peaceful and tranquil atmosphere of the parish is not unduly compromised.</li> <li>4. Appropriate proposals for screening and landscaping are included where necessary to preserve the parish aesthetic.</li> <li>5. Any proposed new buildings are sensitive to their surroundings and comply with other policies in this plan.</li> </ol>	
<p><b>RNP 10 - Employment &amp; Business: agricultural development and farm diversification</b></p> <p>Proposals for repurposing agricultural land to create new touring caravan or camping sites will be supported where these are to be sited outside of the Undeveloped Coast, in locations where no adverse impact will be exerted on the environment and the safety and capacity of the local road network will not be compromised. Repurposing agricultural land for siting static caravans will not be supported.</p> <p>All proposals for farm diversification schemes will be expected to comply with relevant policies elsewhere in this plan.</p>	<p>This policy should refer to agricultural land and buildings? I again do not believe the Policy can set a moratorium on development in the Undeveloped Coast. JLP Policy DEV 24 sets out stringent criteria to be met but does not set a moratorium on development.</p> <p>Suggest this Policy is reworded with criteria identified against which development will be considered?</p>
<p><b>Policy RNP11 - Maintain or develop community assets</b></p> <p>Proposals which seek to maintain or improve the community assets as viable business and important community hubs will be supported so long as they meet the following criteria: -</p> <ol style="list-style-type: none"> <li>1. The Journeys End Inn as a parish asset is maintained such that if a change of use is required for any reason it is still maintained as some form of parish asset.</li> <li>2. All Hallows Church is maintained to continue to provide pastoral care and act as a community hub.</li> <li>3. The Parish Room is maintained and or improved as a social space for the benefit of all.</li> <li>4. The Women’s Institute Hall is maintained and or improved as a social space for the benefit of all.</li> </ol>	<p>Suggest this Policy is reworded to</p> <ol style="list-style-type: none"> <li>1) Identify the criteria against which improvement to these facilities will be considered.</li> <li>2) Seek to prevent change of inappropriate change of use of the buildings and require any planning application seeking such a change of use be accompanied by marketing evidence covering a suitable time period say 2 years.</li> </ol>
<p><b>Policy RNP12 – Improvement to health and wellbeing facilities</b></p> <p>Support will be given to any proposal, which contributes towards the health and wellbeing of residents, provided it does not contravene other policies in the Plan.</p>	<p>No comment</p>

<p><b>Policy RNP13 – Area of Outstanding Natural Beauty</b></p> <p>Proposals which retain and enhance the Natural Beauty of the Parish, which sits wholly within the South West AONB, will be supported provided that:-</p> <ol style="list-style-type: none"> <li>1. The proposals do not cause harm to the appearance and character of the AONB or result in harm to significant views on the approach and across the parish. These views can be found in appendix iv.’</li> <li>2. Developments which result in the loss or deterioration of irreplaceable habitats will be refused unless there are wholly exceptional reasons and provision of a suitable mitigation strategy.</li> <li>3. Development proposals that demonstrate that there are no adverse impacts on the natural environment (landscape and biodiversity) or that satisfactorily mitigate these impacts and enhance the natural environment where there is the opportunity to do so, will be supported.</li> <li>4. Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the development, and such measures should include the use of native species of trees and hedges where planting is required.</li> </ol>	<p>Criteria 1) Most Groups have a separate Policy identifying views that should be protected. The choice of views should be evidenced and clearly identified on a Proposals Map. Given the scale of Plan necessary to exhibit the views this can be placed on a second Proposals Map separate from the larger scale map showing the settlement boundary, Local Green Spaces etc.</p>
<p><b>Policy RPN14 – Biodiversity</b></p> <p>Proposals which support, protect and enhance the biodiversity of the parish and maintain the Devon Banks and public access via public footpaths, permissive paths, and the coastal path will be supported provided that:-</p> <ol style="list-style-type: none"> <li>1. Proposals that might adversely affect wildlife sites and habitats are avoided. Sites for the Cirl Bunting and Horseshoe and other varieties of bats exist in the parish and enjoy special protection which must be respected.</li> <li>2. If it is possible to satisfactorily mitigate any adverse effects on the wildlife and biodiversity of the parish this must form part of the planning application at its inception.</li> <li>3. All new developments should include measures to enhance the biodiversity of the area.</li> </ol>	<p>Criteria 1: Policies must be precise the use of the word “might” is not.</p> <p>Criteria 2: This happens as a matter of course and need not be stated.</p>
<p><b>Policy RPN15 – To protect the tranquillity of the environment and maintain the dark skies.</b></p> <p>Any appropriate development should meet the E1 standard for any outside lighting, including security lighting, as detailed in Guidance Note 01/2020, Guidance notes for the reduction of obtrusive light, issued by the Institution of Lighting Professionals.</p>	<p>See comment c) in <b>Comments on Supporting Text.</b></p> <p>Guidance Note 01/2020 does not appear in the Glossary. I can see this refers to the third cited document below the justification statement. This needs to be clearer for other readers/users of the NP</p> <p>The reliance on this document in the Policy needs full justification and clarity</p>

	on what text within the document should be taken into account by developers and clearly stated.
<p><b>Policy RNP16 – Descriptive Missing <i>INSERT</i></b>  All planning applications should avoid a negative visual impact on any Heritage Asset listed in appendices i and ii or in its proximity. The latter has, in this respect, the same weight as Grade II Listing.</p>	<p>I would suggest that reference is made to NPs that have passed examination which will give a guide to acceptable and perhaps versions of a Policy that seeks to control development that may affect heritage assets. National and JLP is sufficient to protect Statutory Assets. Suggest this Policy is reworded based on the wording in made NPs to protect the non- Statutory Assets that are identified in Appendix ii.</p> <p>I am not sure that non -statutory assets can be awarded the same weight as statutory assets. This needs to be checked.</p>
<p><b>Policy RNP17 – Local Green Spaces</b>  All planning applications should avoid a negative visual impact and should not infringe on the area of any Green space listed or in its proximity. The Town Well site at SX 65085 45879 – the Well Head is Grade II listed.  The Bowling Green – a ½ acre strip of land centred at SX 65107 45711.  The Bus Shelter Green at SX 65262 45963.  The Challaborough Boat Green at SX 64759 44954.  See appendix iii</p>	<p>I would suggest that reference is made to NPs that have passed examination which will give a guide to acceptable and perhaps more robustly worded versions of a Policy that seeks to protect Local Green Spaces.</p>
<p><b>Policy RNP18 - Maintenance or Improvement to Transport infrastructure delivering safety improvements for all road users.</b>  Schemes which deliver improvements to safe access to and within the Parish will be supported if: -</p> <ol style="list-style-type: none"> <li>1. The existing network of mainly single-track roads bordered by traditional Devon Banks is not damaged causing degradation to the rural character of the Parish.</li> <li>2. Due thought is exercised regarding vehicle speed and size restrictions with applicable signage.</li> <li>3. Existing footpaths, cycle ways and bridleways are maintained or improved.</li> <li>4. Separation of non-motorised vehicle users from motorised vehicles is improved.</li> <li>5. Streetlighting is not developed.</li> </ol>	<p>I believe the purpose of this Policy requires some thought. Improvements to the system of roads is under the control of Devon CC such improvements as they may carry out may not require planning approval.</p> <p>Improvements that result from the implementation of a planning consent I am assuming are the target of this Policy. If so</p> <p>Criterion 1) is so restrictive as to allow no improvement.  Criterion 2) Speed restriction and signage are the responsibility of DCC.  Criterion 3) Most Groups include a separate Policy in relation to footpaths, bridleways and cycleways.  Criterion 4) needs to be more specific. On face value it conflicts with Criterion 1).  Criterion 5) is not justified. This is the responsibility of Devon CC: have they been consulted specifically on this issue?</p> <p>82  Finally, I do not consider the NP can set a</p>

	moratorium on street lighting.
<p><b>Policy RNP19 - Connectivity Infrastructure.</b>  Proposals which seek to improve connectivity for either business or private use will be supported, so long as they meet the following criteria: -</p> <ol style="list-style-type: none"> <li>1. The scale of any such development is sympathetic to the surrounding environment with transmitters/ receivers or other equipment placed such that there is no loss of amenity or damage to Heritage buildings or sites.</li> <li>2. Any such equipment is sensitivity sighted, screened, or camouflaged such that they do not detract from or diminish the essential qualities of the AONB.</li> <li>3. Locally important views, skylines and vistas are not negatively impacted.</li> <li>4. In respect of development proposals for communications infrastructure, applicants must demonstrate that they have fully explored opportunities to erect apparatus on existing buildings, masts or other structures and ensure that the number of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network.</li> <li>5. Wherever possible, provision should be made for suitable ducting to enable more than one service provider to provide connections to individual properties from connection cabinets located on the public highway, or some alternative point available to different service providers.</li> </ol>	<p>Criterion 3) I have suggested elsewhere in my comments that important local views should be subject of a separate policy to which this Policy can reference.</p>
<p><b>Policy RNP20 - Development of low carbon energy production within the Parish.</b>  Schemes which are small in scale, unobtrusive and deliver improvements to low carbon or renewable energy creation within the Parish will be supported if: -</p> <ol style="list-style-type: none"> <li>1. The scale of any such development is sympathetic to the surrounding environment.</li> <li>2. Any such scheme is sensitively sighted and screened such that it does not detract from or diminish the essential qualities of the AONB.</li> <li>3. Proposals for the change of land use to accommodate the installation of renewable energy equipment, such as solar panels or wind turbines, will be supported only where the visual impact does not affect the amenity of residents or the general parish aesthetic.</li> </ol>	<p>No comment</p>

#### 4) The Draft Neighbourhood Plan Evidence Base

The Evidence Base, in particular, the Local Evidence upon which the NP relies, is difficult to locate. I would suggest that all evidence that is relied on in the justification of the policies is contained in an Appendix to the NP with access to its website location available at just a click. General documentation can be listed but again with website location identified.

As referred to under Policy RNP4 the evidence base for the calculation of the number of non- primary residences needs to be fully documented and explicit.

#### Conclusion

The Ringmore Neighbourhood Plan seeks to manage development within a sensitive landscape, whilst enabling small-scale organic development that meets the priorities and needs of the local community. The broad aspirations of the plan are consistent with adopted and emerging local policy.

For the most part, this consultation response poses questions or proposes amendments that are designed to make a positive contribution to the next iteration of the neighbourhood plan.

It is clear that a great deal of work has been undertaken to bring the Plan to this stage of the Neighbourhood Planning process. The draft plan is well presented with good illustrations and clear plans and graphics.

SHDC considers that the draft Ringmore Neighbourhood Plan can be brought into compliance with local policy and national guidance subject to the advice and guidance provided being followed and would welcome dialogue with the NP group to help achieve this.

Duncan Smith

Neighbourhood Planning Officer

South Hams District and West Devon Borough Councils

January 2021

#### **Appendix XI Summary of changes made due to Reg 14 Consultation.**

Policies highlighted in **yellow** in the left hand column indicate that this Policy has been changed as a result of the consultation

Comments in **red** are advice or opinions received regarding Reg 14 text.

Comments in **Purple** in the right-hand column are RNPSG comments on changes etc as a result of comments made by SHDC and other consultees.

## Policies and comments

Policy	SHDC comments and others
<p><b>Foreword &amp; Introduction</b></p>	<p>Suggested changes implemented</p>
<p><b>Policy RNP1 - Development within the Settlement Boundary</b></p> <p>New development will be supported within the Settlement Boundary, where justification of need is proven, and proposals are in line with: -</p> <ol style="list-style-type: none"> <li>1. The development is contained within the Settlement Boundary shown in fig 10 and the priority requirement for development will be for local housing needs and the need for development is clearly demonstrated.</li> <li>2. The development meets the requirements of other relevant policies of the NP.</li> </ol>	<p>No comments</p>
<p><b>Policy RNP2 - General Design Principles for New Development</b></p> <p>New housing development will only be supported where it can be demonstrated that: -</p> <ol style="list-style-type: none"> <li>1. The design is of good quality and sympathetic with the character of the surrounding built and non-built environment.</li> <li>2. The character of the parish is not negatively affected for example current "Dark Skies" status is not affected.</li> <li>3. Listed buildings and heritage assets are not adversely affected.</li> <li>4. "Off Road" only parking is provided in line with Standards required by South Hams District Council.</li> <li>5. New roof heights are not to be higher than existing attached buildings and no higher than the general height of buildings in the local area. The development should not impinge upon the outlook or obstruct protected public views as demonstrated in the proposals map on Pages 81/2</li> <li>6. Any development satisfies the latest septic tank regulations (Jan 1st, 2020) and/ or complies with the existing SWW Notice of Modification of Consent to discharge re NRA-SW-5244 &amp; NRA-SW-5245</li> <li>7. The development meets the requirements of all other relevant policies of the Plan.</li> </ol>	<p>Criteria 5: I make suggestions in relation to the treatment of important views under Policy RNP13. Reference is made to "protected public views" are these the views identified in Policy RNP13?</p> <p>"public" added to views and also reference to appendix iv</p> <p>Criteria 6: It was agreed at our recent meeting that the Environment Agency would be contacted regarding this Policy has this happened.</p> <p>The Environment Agency has been contacted and their reply is included in the Reg 14 comments. The wording of this clause has been changed to reflect this.</p> <p>SWW is not responsible for septic tank drainage.</p>
<p><b>Policy RNP3 – Development of "Rural Exception Sites" through CLT or other</b> <sup>85</sup></p>	<p>I suggest that this Policy is reworked and tied in with the content of JLP Policy TTV27. I am not sure whether the</p>

<p><b>Private Self Build Initiatives</b></p> <p>Planning applications for small scale developments will be supported on rural exceptional sites where community-led schemes or, private self-build can achieve affordable housing to meet local needs, subject to the following: -</p> <ol style="list-style-type: none"> <li>1. The design meets the requirements in Policy RPN 2.</li> <li>2. It meets a proven need for affordable housing for local people as defined in JLP SPD 2020 (paras 11.55 and 11.66) and management of any such scheme will ensure that the dwellings continue to be occupied by local people in perpetuity.</li> </ol>	<p>reference here is for support for appropriate “exceptions sites” as covered in TTV27? I can only think it is given that development within the settlement boundary is covered in Policy RNP 1?</p> <p>My original comments are in red above. As you will note JLP Policy TTV27 does not limit exception site to CLT schemes nor self-build. Neither can the Ringmore NP. I suggest reference is made to other NPs that have translated TTV27 into a Neighbourhood Plan Policy for guidance.</p> <p>The title has been changed to make it clear that this policy is talking exclusively about Rural Exception sites. Whilst it is true that TTV 27 may not limit CLT or self build to Exception Sites, this NP policy limits our support for CLT/Self Build on Exception Sites.</p> <p>Reference is made to TTV 27 in the justification.</p>
<p><b>Policy RNP4 – Housing Development not for use as “Primary Residence”.</b></p> <p>Any proposals for new development within the settlement boundary, will be supported if the proposal satisfies the following criteria:-</p> <ol style="list-style-type: none"> <li>1. It is only to meet identifiable local housing need and first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.</li> <li>2. The restriction will be secured prior to the grant of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town and Country Planning act 1990, or subsequent legislation.</li> <li>3. The development is in keeping with all other requirements set within the housing policy section and meets all other relevant policies of the Plan.</li> </ol>	<p>I would suggest that reference is made to NPs that have passed examination which will give a guide to acceptable and perhaps more robustly worded versions of a Policy that seeks to control Primary Residence.</p> <p>My original comments in red above still apply.</p> <p>Will add Tabletop Study to evidence base and cross reference.</p> <p>Criteria reworded and copied from N. Northumberland Coast NP.</p>
<p><b>Policy RNP5 - Other development, subdivision of existing plots for building or extension to existing buildings.</b></p> <p>Development such as extensions, replacement houses, building on subdivided plots will be supported if it is demonstrated that: -</p> <ol style="list-style-type: none"> <li>1. There is no loss to the character or environmental quality of</li> </ol>	<p>No Comments</p> <p>Criteria 5 removed</p>

<p>the surroundings.</p> <ol style="list-style-type: none"> <li>2. The site is adequately serviced by suitable existing highways allowing safe access and egress to the property.</li> <li>3. The development respects the amenity of adjoining properties.</li> <li>4. The development is in keeping with all other requirements set within the housing policy section and meets all other relevant policies of the Plan.</li> </ol>	
<p><b>Policy RNP6 - New Tourism Developments</b></p> <p>Support will be given to new tourism developments which are primarily aimed at high turnover, short occupancy forms of holiday.</p> <p>Development proposals related to tourism must demonstrate economic and social benefit to the local community, and this will be weighed against any potential loss of amenity for permanent residents of the parish. Where it is evident that economic gain for the local community will not significantly outstrip loss of amenity, the proposed development will not be supported.</p> <p>Particular attention must be given to the siting, scale, and form of proposals for new tourism development, and it is vital that any such development does not compromise the distinctive landscape character and preservation of both the South Devon AONB and the Undeveloped Coast.</p> <p>Proposals for new tourism development in Ringmore Parish are unlikely to be supported unless it can be demonstrated that:</p> <ol style="list-style-type: none"> <li>1. demand for the proposed development is measurable.</li> <li>2. undue pressure will not be imposed upon the local road network and other aspects of infrastructure, including water supply, sewerage, and communications systems.</li> <li>3. the safety of the rural road network will not be compromised.</li> <li>4. the development will not contribute to light pollution.</li> <li>5. the natural environment will not be threatened and there will be no loss of habitats.</li> <li>6. the development will be screened to reduce visual impact, by landform, trees, or hedgerows.</li> <li>7. the requirements of all other relevant policies in this Plan have been met.</li> </ol> <p>Only holiday development proposals that are accompanied with practical measures to ensure that they will remain as holiday accommodation in perpetuity will be supported.</p>	<p>No comments.</p> <p>Addition of word “and Social”</p>

**RNP 7 – Expansion and Intensification of Static Holiday Caravan Provision**

Proposals for expanding or intensifying static caravan park provision in Ringmore Parish are unlikely to be supported unless it can be demonstrated that:

1. demand for the proposed expansion or intensification is measurable and cannot possibly be met in any other way.
2. no alternative location exists for the proposed development.
3. the development will not exert adverse visual impact upon the local landscape.
4. undue additional pressure will not be imposed upon the local road network and other aspects of infrastructure, including water supply, sewerage, and communications systems.
5. the safety of the rural road network will not be compromised.
6. the development will not contribute to light pollution.
7. the natural environment will not be threatened and there will be no loss of habitats.
8. the development will be screened on a permanent basis by landform, trees, and hedgerows.
9. the development will contribute to the local economy through creation of employment for local people and generation of income for local businesses.
10. all other policies in this Plan have been addressed.

For clarity, expansion and intensification are deemed to include the re-purposing of existing holiday park facilities such as car parks, boat parks, dog-run areas, and waste storage areas to accommodate more static caravans or “lodges”.

No comments.

**Policy RNP8 – Enhancement and Updating of Existing Tourism Facilities**

Proposals for enhancement and updating of existing tourism facilities, including holiday caravan parks, will be supported, provided that the development will:

1. avoid adverse visual impact upon the local landscape and employ screening by landform, trees and hedgerows as may be necessary to achieve this.
2. offer measurable reductions in levels of light pollution and noise.

Any proposal to return all or any part of existing holiday provision, including the seafront and car parks, to a natural state will be supported.

Proposals for enhancement and updating of tourism facilities

Suggest the Policy heading is amended as shown in red.

OK done

<p>must meet the requirements of all other relevant policies in this Plan.</p>	
<p><b>Policy RNP9 - Employment and Business: providing employment opportunities.</b></p> <p>This Plan supports proposals for expansion of employment opportunities in Ringmore Parish, in particular opportunities for home-working, where: -</p> <ol style="list-style-type: none"> <li>1. The <b>privacy and amenity</b> of residents in the parish is not adversely affected due to noise, inappropriate or excessive vehicle parking and any other type of disturbance.</li> <li>2. The <b>privacy and amenity</b> of neighbouring residents is not adversely affected.</li> <li>3. The peaceful and tranquil atmosphere of the parish is not unduly compromised.</li> <li>4. Appropriate proposals for screening and landscaping are included where necessary to preserve the parish aesthetic.</li> <li>5. Any proposed new buildings are sensitive to their surroundings and comply with other policies in this plan.</li> </ol>	<p>No comment.</p> <p>“and amenity” added</p>
<p><b>RNP 10 - Employment &amp; Business: agricultural development and farm diversification</b></p> <p>Proposals for repurposing agricultural land and buildings will be supported where:</p> <ol style="list-style-type: none"> <li>1. the development will not exert adverse visual impact upon the local landscape.</li> <li>2. the development will not impose additional pressure upon the local road network and other aspects of infrastructure, including water supply, sewerage, and communications systems.</li> <li>3. the safety of the rural road network will not be compromised.</li> <li>4. the development will not contribute to light pollution.</li> <li>5. the natural environment will not be threatened and there will be no loss of habitats.</li> <li>6. the development will be appropriately screened by landform, trees, or hedgerows.</li> <li>7. the requirements of all other relevant policies in this Plan are met.</li> </ol>	<p>No comment.</p>
<p><b>Policy RNP11 - Maintain or develop community assets.</b></p> <p>Proposals which seek to maintain or improve the community assets as viable business and important community hubs will be supported so long as they</p>	<p>Suggest this Policy is reworded to</p> <ol style="list-style-type: none"> <li>3) Identify the criteria against which improvement to these facilities will be considered.</li> <li>4) Seek to prevent change of</li> </ol>

<p>meet the following criteria: -</p> <ol style="list-style-type: none"> <li>1. "The Journeys End Inn" as a parish asset is maintained such that if a change of use is required for any reason it is still maintained as some form of community space which adds to the social life of the parish and does not diminish its sustainability.</li> <li>2. All Hallows Church is maintained to continue to provide pastoral care and act as a community hub and thereby continues to support the sustainability of the parish.</li> <li>3. The facilities of the Parish Room are maintained and/ or improved as a social space for the benefit of all to promote the sustainability of the parish.</li> <li>4. The Women's Institute Hall and grounds are maintained and/ or improved as a social space for the benefit of all and continues to play an important part in the sustainability of the parish.</li> <li>5. If change of use, for any of the above mentioned Community assets is required, it should be supported by a four year marketing plan and consultation with all Stakeholders including residents of the parish.</li> </ol>	<p>inappropriate change of use of the buildings and require any planning application seeking such a change of use be accompanied by marketing evidence covering a suitable time period say 2 years.</p> <p>My original comments in red above still apply. Please look at the way other NPs have dealt with this type of Policy for guidance.</p> <p>We have made changes to the wording of these criteria.</p> <p>Ringmore scored the lowest of all AONB villages in the sustainability assessment of 2018/19. Any reduction in the current facilities would make any development, however minor, impossible under the NPPF etc.</p> <p>Secondly there are local examples where change of use from a community building to residential development has been achieved by running a company occupying the premises to fail, therefore claiming that another use is required. This cynical practice has occurred in two places within a stone's throw from Ringmore. If we have to put a marketing clause in then we believe that a minimum of four years is needed to show that this is a genuine situation. Also as we have seen during the last 12 months such marketing during a time of pandemic or national crisis is irrelevant if conducted over a short 2 yr. time scale.</p>
<p><b>Policy RNP12 – Improvement to health and wellbeing facilities</b></p> <p>Support will be given to any proposal, which contributes towards the health and wellbeing of residents, provided it does not contravene other policies in the Plan.</p>	<p>No comment</p>
<p><b>. Policy RNP13 – Area of Outstanding Natural Beauty</b></p> <p>Proposals which retain and enhance the Natural Beauty of the Parish, which sits wholly within the South West AONB, will be supported provided that: -</p> <ol style="list-style-type: none"> <li>1. The proposals do not cause harm to the appearance and character of the AONB or result in harm to</li> </ol>	<p>Criteria 1) Most Groups have a separate Policy identifying views that should be protected. The choice of views should be evidenced and clearly identified on a Proposals Map. Given the scale of Plan necessary to exhibit the views this can be placed on a second Proposals Map separate from the larger scale map</p>

<p>significant views on the approach and across the parish. These public views can be found in appendix iv and its proposals maps ref</p> <ol style="list-style-type: none"> <li>2. Developments which result in the loss or deterioration of irreplaceable habitats will be refused unless there are wholly exceptional reasons and provision of a suitable mitigation strategy.</li> <li>3. Development proposals that demonstrate that there are no adverse impacts on the natural environment (landscape and biodiversity) or that satisfactorily mitigate these impacts and enhance the natural environment where there is the opportunity to do so, will be supported.</li> <li>4. Where mitigating measures are unavoidably required for development to be acceptable within its landscape setting, appropriate landscaping should be employed to mitigate the impact of the development, and such measures should include the use of native species of trees and hedges where planting is required.</li> </ol>	<p>showing the settlement boundary, Local Green Spaces etc.</p> <p>My original comments in red still apply. The Maps should be included in the body of the Plan and clearly marked as a Proposals Map. The reference to pages 73/74 in the text of Criteria 1 appears to be incorrect.</p> <p>We will insert additional copies of the Proposal Map</p> <p>Furthermore see comments on Policy RNP2 Criteria 5 if the “public protected views” are those identified in RNP13 then this needs to be clearly stated.</p> <p>Criteria 5 has been removed</p>
<p><b>Policy RNP14 – Biodiversity</b></p> <p>Proposals which support, protect, and enhance the biodiversity of the parish and maintain the Devon Banks and public access via public footpaths, permissive paths, and the coastal path will be supported provided that: -</p> <ol style="list-style-type: none"> <li>1. Proposals that adversely affect wildlife sites and habitats are avoided. Sites for the Cirl Bunting and Horseshoe and other varieties of bats exist in the parish and enjoy special protection which must be respected.</li> <li>2. If it is possible to satisfactorily mitigate any adverse effects on the wildlife and biodiversity of the parish this must form part of the planning application at its inception.</li> <li>3. All new developments should include measures to enhance the biodiversity of the area.</li> <li>4. Any wildlife survey must be carried out at an appropriate season of the year and must not be conducted immediately after farming methods which would clear the area of species thus masking the true richness of its diversity. E.g. Grass cutting, hay making etc.</li> </ol>	<p>Criteria 2: This happens as a matter of course and need not be stated.</p> <p>My original comment in red in respect of Criteria 2 still applies.</p> <p>Unfortunately this does not happen as a matter of course. Very often this is added as an afterthought and after public consultation has closed leaving no redress.</p> <p>Criteria 4 exceeds the usual requirements in terms of ecological submissions with planning applications. You explained your reasons to me when we met but I am not sure an Examiner would find the wording acceptable.</p> <p>We have examples in this parish where one week before a wildlife survey the landowner applying for planning permission cut the field and hedges thereby disturbing any wildlife in the area.</p> <p>A survey in late summer/autumn or winter will not reveal many species because they have migrated or gone back into hibernation.</p>

<p><b>Policy RNP15 – To protect the tranquillity of the environment and maintain the dark skies.</b></p> <p>Any appropriate development should meet the E1 standard for any outside lighting, including security lighting, as detailed in Guidance Note 01/2020, Guidance notes for the reduction of obtrusive light, issued by the Institution of Lighting Professionals.</p>	<p>No comment.</p>
<p><b>Policy RNP16 – Maintaining the Visual Character of the Parish</b></p> <p>All planning applications should avoid a negative visual impact on any Heritage Asset listed in appendices i and ii or in its proximity, especially those that contribute to our ‘sense of place’ and those that are valued or relevant to our local community. The latter has, in this respect, the similar weight as Grade II Listing.</p>	<p>I would suggest that reference is made to NPs that have passed examination which will give a guide to acceptable and perhaps more robustly worded versions of a Policy that seeks to control development that may affect heritage assets. National and JLP is sufficient to protect Statutory Assets. Suggest this Policy is reworded based on the wording in made NPs to protect the non- Statutory Assets that are identified in Appendix ii. I am not sure that non -statutory assets can be awarded the same weight as statutory assets. This needs to be checked.</p> <p>The original comments in red above largely still apply. The Policy should be reworded accordingly. I suggest the heading to the Policy should be reworded so that is clear this is a “Heritage” Policy.</p> <p>Title has been changed Wording has been changed. Using “similar” not “same as”</p> <p>Policy title has been changed</p> <p>We have examined several other NP’s including Northumberland and Seahouses NP’s. This wording is lifted from those except the use of the word Similar rather than the ‘Same As’.. A reference has been added.</p>
<p><b>Policy RNP17 – Local Green Spaces</b></p> <p>All planning applications should avoid a negative visual impact and should not infringe on the area of any Green space listed or in its proximity.</p> <p>Proposals for development on these sites will not be allowed<sup>2</sup></p>	<p>I would suggest that reference is made to NPs that have passed examination which will give a guide to acceptable and perhaps more robustly worded versions of</p>

except in very special circumstances, unless they are related to the enhancement or enjoyment of the Local Green Space.

The Town Well site at SX 65085 45879 – the Well Head is Grade II listed. The Bowling Green – a ½ acre strip of land centred at SX 65107 45711.

The Bus Shelter Green at SX 65262 45963.

The Challaborough Boat Green at SX 64759 44954.

a Policy that seeks to protect Local Green Spaces.

The original comments in red above still apply. I would also suggest Proposals Maps 8 and 9 are included in the body of the Plan in the vicinity of Policy RPN17

References now include Chapel-en le Frith NP (Development of these sites will not be allowed, except in very special circumstances.) and Witton Gilbert NP (Policy 9: Protection of Green Spaces

Development that results in the loss or partial loss of a Local Green Space will only be permitted in exceptional circumstances, such as: where the community would gain equivalent benefit from the provision of suitable replacement green space; or in the case where there is partial loss it can be demonstrated that the proposal will result in the enhanced quality of the role and function of that Local Green Space.)

“Influential” removed from justification text.

“Allowed” changed to “supported”

NPPF ref now Page 99-101

Having reviewed evidence from several other NP’s we find their supporting evidence is similar in character to ours.

### Policy RNP18 - Maintenance or Improvement to Transport infrastructure delivering safety improvements for all road users.

New developments which deliver improvements to safe access to and within the Parish will be supported if: -

1. Any proposed road scheme does not damage the existing network of traditional Devon Banks. Any loss of Devon Bank due to road schemes is to be restored like for like such that the rural character of the parish is not negatively affected.
2. Consultation with all “Stakeholders” is exercised prior to any road scheme proposal within the Parish.

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I believe the purpose of this Policy requires some thought. Improvements to the system of roads is under the control of Devon CC such improvements as they may carry out may not require planning approval.

Improvements that result from the implementation of a planning consent I am assuming are the target of this Policy. If so

Criterion 1) is so restrictive as to allow no improvement. I understood that Devon

<p>3. Existing footpaths, cycle ways and bridleways are maintained or improved.</p> <p>4. Separation of non-motorised vehicle users from motorised vehicles is improved.</p> <p>5. To protect the dark skies of Ringmore Parish, new street lighting should be avoided.</p>	<p>Banks are a protected landscape asset especially in the AONB and Undeveloped Coast</p> <p>Criterion 2) This happens as a matter of course as planning applications are determined and need not be stated. Unfortunately it doesn't happen. DCC highways does not consult with Ringmore Parish Council or residents or neighbours who know the roads better than they do. In recent planning applications it appears the DCC Highways undertakes a tick box reply without considering the consequences further down the road.</p> <p>Changed Policy wording We have deleted the reference to vehicle speed etc...."</p> <p>Criterion 3) Most Groups include a separate Policy in relation to footpaths, bridleways and cycleways. We don't see this as necessary. Other groups write their NP differently. We were not aware that we have to conform to a template.</p> <p>Criterion 4) needs to be more specific. On face value it conflicts with Criterion 1). Not necessarily – there are two instances within Ringmore where walk ways have been provided on land adjacent to, but separated from the highway by green space. This is something a developer can do.</p> <p>Criterion 5) is not justified. This is the responsibility of Devon CC: have they been consulted specifically on this issue? Finally here's the wording used in Kingston NP which recently passed Examination.</p> <p>Wording of this clause has been changed to be similar to Kingston's.</p> <p><i>"To protect the dark skies of the Kingston parish, new street lighting should be avoided"</i></p>
<p><b>. Policy RNP19 - Connectivity Infrastructure.</b></p> <p>Proposals which seek to improve connectivity for either business or private use will be supported,</p>	<p>No comment</p>

so long as they meet the following criteria: -

1. The scale of any such development is sympathetic to the surrounding environment with transmitters/ receivers or other equipment placed such that there is no loss of amenity or damage to Heritage buildings or sites.
2. Any such equipment is sensitivity sighted, screened, or camouflaged such that it does not detract from or diminish the essential qualities of the AONB.
3. Any tower or structure erected to improve connectivity will not negatively impact locally important views, skylines, and vistas.
4. In respect of development proposals for communications infrastructure, applicants must demonstrate that they have fully explored opportunities to erect apparatus on existing buildings, masts or other structures and ensure that the number of radio and telecommunication masts are kept to a minimum consistent with the efficient operation of the network.
5. Wherever possible, provision should be made for suitable ducting to enable more than one service provider to provide connections to individual properties from connection cabinets located on the public highway, or some alternative point available to different service providers.