

Salcombe Neighbourhood Plan Modification Proposal Consultation

Salcombe Town Council ('STC') propose to modify the 'Made' Salcombe Neighbourhood Development Plan ('the Plan'). The modification relates solely to policy SALC H3 Principal Residence requirement for new housing, and replaces the requirement for a planning condition, S106 agreement or other legal agreement, with a requirement for a S106 agreement only.

The modification is required as STC consider that a S106 agreement will give greater security that any properties subject to the Principal Residence obligation will maintain that obligation when such properties are sold. STC consider that the difficulties in monitoring a planning condition for a Principal Residence obligation would prove to be insurmountable in the long term and will inevitably lead to such properties being sold and the Principal Residence obligation being lost.

STC do not consider that the proposed modification will have any impact on the intentions of the Plan and in fact provide additional security to enable the Plan to deliver on its requirement for more local housing and less second homes. STC voted unanimously to approve the modification at a full council meeting on 22 July 2020.

STC is consulting on the Modification Proposal which will commence **at 09.00 on Monday 1 March 2021 and must end at 6.00pm on Monday 12 April 2021.**

Your views can be sent electronically to STC Lead on Planning (Mike Fice) at cllr.fice@salcombetowncouncil.gov.uk or in paper format to 21 Buckley Street, Salcombe, TQ8 8DD and must be received by 6.00pm on Monday 12 April 2021.

The Modification Consultation Statement is available on the STC website <https://salcombetowncouncil.gov.uk/neighbourhood-plan/>

*Cllr Mike Fice
Lead on Planning
Salcombe Town Council
February 2021*