



West Devon Borough Council

Response to the

Bere Peninsula Neighbourhood Plan Regulation 16 consultation

27/02/18

The Bere Peninsula Neighbourhood Plan was submitted to West Devon Borough Council on 15th January 2018. The Council was satisfied that the submission draft and accompanying documents complied with all the relevant statutory requirements.

The plan was publicised in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations and representations invited between 23rd January and 6th March 2018.

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

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

Minor concerns remain as follows: (Please assume the Council's support for policies that are not mentioned)

Policy/Text	Comments
Justification for Policy E2 Para 08.b.iii.03	<p>This paragraph sets out criteria that read like policy. While the NPPF supports local criteria based policy for protected sites, it is clear that <i>'Distinctions should be made between the hierarchy of international, national and locally designated sites, so that protection is commensurate with their status and gives appropriate weight to their importance and the contribution that they make to wider ecological networks.'</i> (NPPF 113)</p> <p>In addition, these criteria differ from criteria set out in emerging JLP Policy SPT11.</p> <p>In order to increase clarity and ensure compatibility with both Local Plan policy and the NPPF, it is recommended therefore that this paragraph is either deleted or rephrased as policy to better reflect the approach set out in JLP SPT11 and Dev 28.</p>

Policy E3 and Justification	It is no longer possible for local policy to set higher standards for carbon reduction in new development than those set out in Building Regulations. Neither should a neighbourhood plan require information from developers beyond that set out in the Local Validation List. However, it may be appropriate for the NP to aspire to higher standards. It is recommended therefore that this policy is rephrased as supporting text to encourage developers to consider carbon reduction options.
Policy H1	Suggest 'proposals will be supported' rather than 'planning permission will be granted', given that proposals will be judged on a range of planning criteria, not just NP policy.
Policy H4	This policy supports minor development for local needs but appears to apply to the whole of the NP area, albeit on 'redevelopment or infill sites'. This is not in conformity with JLP policy which only supports development for local needs adjoining or very near to an existing settlement. Isolated development in the countryside is only permitted in exceptional circumstances (JLP TTV31). It is recommended that the words 'adjoining or very near to an existing settlement' are added to this policy.
Policy C2	Proposals for Local Green Space designations need to meet the criteria set out in NPPF 77. While there is no reason to assume that the proposed sites cannot do so, the Council has seen no evidence to demonstrate that this is the case.
Policy EC2	Suggest 'proposals will be supported' rather than 'planning permission will be granted', given that proposals will be judged on a range of planning criteria, not just NP policy.

Geoffrey Duggan

From: Kate Medhurst <krmedhurst@hotmail.com>
Sent: 07 February 2018 16:10
To: SW-Neighbourhood Planning
Subject: In Response to Bere Peninsula Plan

Hi

I wanted to write to feed back about a couple of areas of the plan, or possibly to clarify if I've misunderstood.

In the original consultation an area of concern highlighted is around the speed of cars in and around the peninsular.

As far as I can see this has been addressed by proposing the 30 mile an hour sign on the approach to Bere Alston to be moved to begin closer to the bowling club, as well as proposed improvements to street lighting and access to the bowling club. There are also some plans to protect pedestrians on the pavement near John Brown's shop where the dropped curb is.

These suggestions are good, but I don't feel that this fully addresses people's concerns about speed in Bere Alston.

I have frequently felt that the speed on Bedford Street and Broad Park Road is too fast, particularly where there is no added protection of a pavement.

I understand that additional pavements can't be put in, but I would really like to see lower speed limits to address this.

I use these road frequently on foot, usually pushing a push chair.

At around 5pm in the evening it's particularly bad, with poor visibility during the winter.

The worst stretch (for me) is from the crossroads to Rumleigh and through up to the larger houses on BPR where the pavement begins again.

I've had a couple of near misses where there is traffic coming in both directions, too fast and there isn't anywhere to get out of the way.

Bedford Street (where I live) is also difficult and I will avoid it if I can by using Pilgrim Drive. Traffic will often come down at some speed, and with a pushchair you either need to weave in and out of the parked cars where you're less visible, or take a gamble on the other side of the road.

I was really like to see some 20 mile an hour stretches if at all feasible, or a commitment to explore those options.

I also read the information about plans for additional houses in the area.

I agree and support the building of new houses generally and think the locations outlined and the reasons for them make sense.

I hope that they will bring with them the infrastructure improvements, like additional pavements where possible.

I wasn't entirely clear on whether there was a plan for freeing up any land for self builds, other than where people have been able to build in back gardens.

This is something I'm keen to support in addition to the housing plans, but I could well have missed information on that.

If it's not in the plan, I'd support the prospect of looking at space for self build options.

Thanks very much for the opportunity to respond and feed back.

Kate Medhurst

Geoffrey Duggan

From: BARR Sarah-Jane 56305 <Sarah-Jane.BARR@devonandcornwall.pnn.police.uk>
Sent: 08 February 2018 12:48
To: SW-Neighbourhood Planning
Cc: Mandy Goddard
Subject: RE: Bere Peninsula Neighbourhood Plan Regulation 16 consultation

Good afternoon,

Thank you for requesting consultation on the above.

From a designing out crime, fear of crime, antisocial behaviour and conflict perspective I would like to express how delighted I am that the attributes of Crime Prevention through Environmental Design (CPtED) have been referenced in the plan under Policy H6 - Housing Density and Design and also how the design of new development should integrate satisfactory access, off street parking and unallocated parking, appropriate to the size of the development.

All too often the crime and disorder ramifications of not factoring in sufficient or practical parking provision for new development are not being considered until full occupancy and at the most busiest times such as evening and weekends when the majority of residents are at home, at which time it is generally too late to remedy.

I look forward to reviewing relevant planning applications for future development and providing advice and recommendations but in the meantime please do not hesitate to contact me if I can assist further.

Thank you

Kind regards

Sarah-Jane

Sarah-Jane Barr
Police Designing out Crime Officer - South Hams, West Devon, Torbay & Dartmoor National Park
Totnes Police Station
Ashburton Road
Totnes
Devon
TQ95JY

Telephone 01803 860456
(Internal 4656)

Email SarahJane.BARR@devonandcornwall.pnn.police.uk

Alliance Prevention Department
Devon & Cornwall Police and Dorset Police
Working together to serve the public

From: Mandy Goddard [mailto:Mandy.Goddard@swdevon.gov.uk]
Sent: 22 January 2018 15:32

To: SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>
Cc: Thomas Jones <Thomas.Jones@swdevon.gov.uk>; Cllr Graham Parker <Cllr.Parker@westdevon.gov.uk>; Cllr Ric Cheadle <Cllr.Cheadle@westdevon.gov.uk>; Cllr Tony Leech <Cllr.Leech@westdevon.gov.uk>; Granville Starkie <granville.starkie@gmail.com>; Bere Ferrers Parish Clerk <bereferrersparishcouncil@btconnect.com>; Helen Smart <Helen.Smart@swdevon.gov.uk>; Cllr Brian Lamb <cllr.Lamb@westdevon.gov.uk>; Cllr Robin Musgrave <Cllr.Musgrave@westdevon.gov.uk>
Subject: RE: Bere Peninsula Neighbourhood Plan Regulation 16 consultation

Dear All

Apologies – the email below was sent out with an incorrect link. The Bere Peninsula Neighbourhood Plan is available at <https://www.westdevon.gov.uk/article/3891/Neighbourhood-Plans>

Dear All,

As a consultee to the Bere Peninsula Neighbourhood Plan, I am writing to you in accordance with Regulation 16 of the Neighbourhood Planning regulations to inform you that we have now received the Bere Peninsula Neighbourhood Plan proposal.

We will formally consult on this document for a period of 6 weeks from Tuesday 23rd January 2018 to Tuesday 6th March 2018 before making a formal decision as to whether we should instruct an independent examiner to carry out the examination.

Please response to this consultation by email to SW-Neighbourhood Planning <NeighbourhoodPlan@swdevon.gov.uk>

If we do not hear from you before the 6th March 2018 we shall assume you have no comments to make.

You may view a copy of the plan via our [website](#).

Mandy Goddard | Neighbourhood Planning Officer
South Hams District Council | West Devon Borough Council
mandy.goddard@swdevon.gov.uk | 01803 861279

My normal working days are Monday, Tuesday and Wednesday



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Geoffrey Duggan

From: Lesley Reeves
Sent: 14 February 2018 14:00
To: SW-Neighbourhood Planning
Subject: RE: Bere Peninsula Neighbourhood Plan Regulation 16 consultation

Following the Tavistock Town Council Development Management & Licensing Committee Meeting on 12th February, where this item was on the agenda, please note that Tavistock Town Council has no comment to make on the Bere Peninsular Neighbourhood Plan.

Lesley Reeves
Financial Administrator
lesley.reeves@tavistock.gov.uk
01822 613529
www.tavistock.gov.uk



Tavistock Town Council
Working for the local community

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From: Jan Smallacombe [<mailto:janet.smallacombe@tavistock.gov.uk>]

From: Mandy Goddard [<mailto:Mandy.Goddard@swdevon.gov.uk>]
Sent: 18 January 2018 16:16
To: SW-Neighbourhood Planning
Cc: Thomas Jones; Cllr Graham Parker; Cllr Ric Cheadle; Cllr Tony Leech; Granville Starkie; Bere Ferrers Parish Clerk; Helen Smart; Cllr Brian Lamb; Cllr Robin Musgrave
Subject: RE: Bere Peninsula Neighbourhood Plan Regulation 16 consultation

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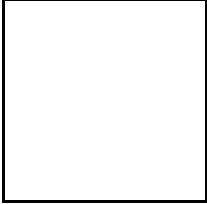
You may view a copy of the plan via our [website](#).

Mandy Goddard | Neighbourhood Planning Officer

South Hams District Council | West Devon Borough Council

mandy.goddard@swdevon.gov.uk | 01803 861279

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Date: 28 February 2018
Our ref: 236559
Your ref: [Click here to enter text.](#)



FAO Mandy Goddard
Neighbourhood planning Officer
West Devon Borough Council/South Hams District Council

Mandy.goddard@swdevon.gov.uk
neighbourhoodplan@swdevon.gov.uk

Customer Services
Hombeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Ms Goddard

Planning consultation: Bere Peninsula Neighbourhood Plan: Submission Plan Feb 2018

Thank you for your consultation on the above dated 18 January 2018

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

Natural England welcomes the preparation of the Neighbourhood Plan and the supporting Strategic Environmental Assessment (SEA). We have a number of comments on the Plan/SEA Report which we hope you will find useful. These are set out below.

Justification for policy E2

Para 08.b.iii.03 appears to set out criteria against which proposals affecting protected wildlife or geodiversity sites will be judged. Such criteria would therefore normally be considered as planning policy. If the Neighbourhood Plan is to set out general policy for protection of designated sites it is important that this is clearly set out as plan policy and that the policy approach to differing tiers of designation (i.e. sites of European, National and Local importance) reflects the National Planning Policy Framework (NPPF) and policy in the emerging Joint Plymouth and South West Devon Local Plan (policies SPT11 – 'Strategic approach to the natural environment' and DEV28 – Protecting and enhancing biodiversity and geological conservation). To avoid confusion it is suggested this para be deleted. If it were retained it would need to reflect National and emerging Local Plan policy and would therefore seem to be repeating policy guidance set out in other documents.

Policy EC2 – Allocation of employment land at the Railway Goods Yard

This site allocation lies within the Tamar Valley Area of Outstanding Beauty. It is therefore important that the site and any alternatives are assessed within the SEA. The SEA should focus on the environmental impacts which are likely to be significant (e.g. the visual impact on the AONB) and does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Neighbourhood Plan. It is noted that the SEA does include an assessment of prospective housing sites and alternatives, which is welcomed.

Recreational disturbance on sites of European importance for wildlife. The important wildlife and habitats for the Plymouth Sound and Estuaries Special Area of Conservation (SAC) and the Tamar Estuaries Complex Special Protection Area (SPA) are known to be vulnerable to disturbance from

recreational activity. The Neighbourhood Plan lies within an area where residential development has been identified as having the potential to add to the number of people using the estuary for recreation and so it is important that measures are provided alongside development to mitigate any adverse effects. A strategic approach to mitigation is being addressed through the emerging Plymouth and South West Devon Joint Local Plan 2014 – 2034 (JLP) and a contribution to delivery of mitigation measures is likely to be required for all new housing development within the Neighbourhood Plan Area. The means of delivering the required mitigation, including the required levels of contributions, will be identified within a Plymouth Policy Area and Thriving Towns and Villages Policy Area Supplementary Planning Document.

We suggest that this issue be referenced in the Neighbourhood Plan text and policy to highlight to prospective developers the need for provision of appropriate measures to mitigate any adverse effects of development on designated European wildlife sites. This is particularly important in advance of the adoption of the emerging Plymouth and South West Devon Local Plan.

This advice is also reflected in the Habitats Regulations Screening Report (para 3.1) which requires that Neighbourhood Plan policy (for housing) makes specific reference to the need for development to make provision for measures to mitigate any adverse effects on the SAC/SPA.

Housing allocations in Bere Alston

It is noted that the Neighbourhood Plan's housing allocations (to the North and South of Woolacombe Road) are also proposed for allocation in the emerging JLP. The compatibility of proposed policy in the Neighbourhood Plan with that in the emerging JLP should therefore be considered.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245/07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

Yours sincerely

Carol Reeder
Lead Adviser
Sustainable Development Team – Devon, Cornwall & Isles of Scilly

Geoffrey Duggan

From: Richard Smith <richjsmith@me.com>
Sent: 03 March 2018 19:52
To: SW-Neighbourhood Planning
Subject: Bere Peninsula Plan

Dear Sirs,

We wish our concerns and objections to be recorded and taken into consideration in reference to the Bere Peninsula Plan.

We live at 13 Down View, Bere Alston. PL20 7FL (shared ownership). We have only just seen this information about the Bere Peninsula Plan and were shocked to see that the land at the bottom of our garden is marked for development.

We object fully to any development being built in this field behind our house, our concerns are as follows:

- 1) The impact of building behind our house will be unbearable with the amount of noise, dust and machinery
- 2) Our view will be impacted, at the moment our bedroom windows which are quite large look out towards the moors (which we enjoy and is one of the reasons why we purchased the property), with houses built it will also greatly impact upon our privacy with people being able to look in and for us looking out onto houses, spoiling our view and other peoples privacy.
- 3) The value of our house will go down.
- 4) There are children who play in the cul-de-sac and the field, these new buildings will cause considerable hazards during development. After development there will also be an increase in traffic too, again leading to unsafe areas.
- 5) One of the reasons why we like this house is that it is not in a built up area, there are not too many houses and there is a green field behind us, planning for the future we wouldn't want any children we may have to grow up without anywhere safe to be able to play in our neighbourhood.
- 6) The development will negatively impact on the character of the existing neighbourhood here.
- 7) We currently live in a quiet neighbourhood and also fear that a lot more houses will increase noise and disturbance and as already said will make all the reasons why we love living here negative and depressing.

We are extremely worried that this development will make living here unbearable.

Many thanks
Richard and Charlotte Smith
13 Down View
Bere Alston
PL20 7FL

Geoffrey Duggan

From: Stuart, David <David.Stuart@HistoricEngland.org.uk>
Sent: 13 March 2018 15:00
To: Mandy Goddard; SW-Neighbourhood Planning
Subject: Bere Peninsula Neighbourhood Plan Regulation 16 consultation
Attachments: Bere Peninsula Neighbourhood Plan; SEA Scoping Report consultation: Bere Peninsula Neighbourhood Plan

Dear Mandy

Thank you for your Regulation 16 consultation on the Bere Peninsula Neighbourhood Plan. Our apologies for not responding before now.

In previous comments made in response to the Regulation 14 and SEA Scoping consultations we focussed on site allocations policies in the Plan (copies attached for information). We raised no objections but recommended that evidence be better substantiated to demonstrate that the sites could be allocated without causing harm to designated heritage assets, and that policy wording be tightened up to better conform with the requirements of the NPPF.

I can confirm that these issues have now been addressed to our satisfaction and that we are happy to leave the resolution of any residual matters to the discretion of the Examiner and your authority.

Kind regards

David

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316

Historic England | 29 Queen Square | Bristol | BS1 4ND
<https://historicengland.org.uk/southwest>



Historic England

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From: Mandy Goddard [mailto:Mandy.Goddard@swdevon.gov.uk]
Sent: 22 January 2018 15:32
To: SW-Neighbourhood Planning
Cc: Thomas Jones; Cllr Graham Parker; Cllr Ric Cheadle; Cllr Tony Leech; Granville Starkie; Bere Ferrers Parish Clerk; Helen Smart; Cllr Brian Lamb; Cllr Robin Musgrave
Subject: RE: Bere Peninsula Neighbourhood Plan Regulation 16 consultation

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Geoffrey Duggan

From: Tracey Tremlett <traceyt72@msn.com>
Sent: 22 January 2018 11:18
To: SW-Neighbourhood Planning
Subject: Neighbourhood planning document for Bere Alston

I believe that there is a problem with speeding along the upper end of Broad Park Road, I think that traffic calming measures should be in place as the problem will be made even worse when the train route to Tavistock reopens.

Regards

Sent from my iPad

Geoffrey Duggan

From: Gallacher, Gaynor <Gaynor.Gallacher@highwaysengland.co.uk>
Sent: 23 January 2018 10:15
To: SW-Neighbourhood Planning
Cc: Parish, Sally
Subject: Bere Peninsula Neighbourhood Plan Reg 16 consultation - Highways England response

Dear planning team

Thank you for providing Highways England with the opportunity to comment on the submission version of the Bere Peninsula Neighbourhood Plan. We are responsible for operating, maintaining and improving the strategic road network, which in this case includes both the A30 and A38 to the north and south respectively of the plan area.

We are satisfied that the plan's proposed policies are unlikely to result in development that will have a significant impact on either the A38 or the A30 and we therefore have no specific comments to make. This does not however prejudice any future responses we may make on site specific applications as they come forward through the planning process, which will continue to be considered by Highways England on their merits in line with prevailing policy.

Regards
Gaynor

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

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Consider the environment. Please don't print this e-mail unless you really need to.

Geoffrey Duggan

From: Dunn, Martyn J <mdunn@southwestwater.co.uk>
Sent: 23 January 2018 11:40
To: SW-Neighbourhood Planning
Subject: RE: Bere Peninsula Neighbourhood Plan Regulation 16 consultation

Mandy thank you for this the content of which is noted and upon which we have no specific comment at this time other than that the anticipated level of growth likely will not cause any difficulty in our being able to support such.

Regards

Martyn Dunn Development Coordinator



South West Water

D: 01392 443702

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Please note that the Water Act 2014 has brought in changes that mean that all water companies are being asked to modify the way they [charge customers for Developer Services related activities from April 2018.](#)



From: Mandy Goddard [mailto:Mandy.Goddard@swdevon.gov.uk]
Sent: 22 January 2018 15:32
To: SW-Neighbourhood Planning
Cc: Thomas Jones; Cllr Graham Parker; Cllr Ric Cheadle; Cllr Tony Leech; Granville Starkie; Bere Ferrers Parish Clerk; Helen Smart; Cllr Brian Lamb; Cllr Robin Musgrave
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South West Water Limited - Registered in England No: 2366665

Registered Office:

Peninsula House

Rydon Lane

Exeter

Devon EX2 7HR
