

**SOUTH MILTON
NEIGHBOURHOOD PLAN 2017-34**

Consultation Statement



October 2017

Prepared by the South Milton Parish Council Steering Group

CONTENTS

1	Introduction	3
2	The South Milton Neighbourhood Plan	3
3	The Plan Preparation Process	5
4	Stage 1: The Parish Questionnaire	8
5	Stage 2: The Selection of Preferred Housing Sites	9
6	Stage 3: The Regulation 14 Draft Neighbourhood Plan	10
7	Stage 4: Exhibition of Housing Option Sites	11
8	Conclusions	11
	Table 1: Plan of South Milton Parish and designated area	6
	Table 2: Consultation timetable	7
	Appendix 1: Initial parish meeting notes, terms of reference and SHDC approval	
	Appendix 2: Parish questionnaire	
	Appendix 3: Summary of responses to parish questionnaire	
	Appendix 4: Summary of assessment of offered sites	
	Appendix 5: Schedule 1 letters and consultees' responses	
	Appendix 6: Responses to consultation meeting in December 2016	
	Appendix 7: Summary of comments on Reg 14 NP and responses	
	Appendix 8: Schedule of responses: Housing exhibition 7-8 April 2017	
	Appendix 9: Extracts from South Milton Newsletter and K&S Gazette	
	Appendix 10: Notes of meeting with councillors 9 May 2017	

South Milton Neighbourhood Plan Consultation Statement

1 Introduction

1.1 This Consultation Statement sets out the consultation processes carried out during the preparation of the South Milton Neighbourhood Plan (SMNP). It conforms to the requirements of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. Part 5, paragraph 15 of the Regulations sets out the requirements for the qualifying body (South Milton Parish Council) to submit the plan to the local planning authority, thus:

15 — (1) Where a qualifying body submits a plan proposal to the local planning authority, it must include:

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
 - (b) a consultation statement;
 - (c) the proposed neighbourhood development plan; and
 - (d) a statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act.
- This document fulfils requirement (b).

Section 15(2) of Part 5 of the Regulations sets out what a consultation statement (such as this one) should contain:

- (a) details of the persons and bodies who were consulted about the plan; an explanation of how consultation was carried out;
- (b) a summary of main issues and concerns raised through the consultation;
- (c) a description of how those issues and concerns have been considered and, where relevant, addressed in the plan.

This Statement meets these requirements.

1.2 In accordance with these Regulations and the local planning authority's guidance on consultation, the preparation of the South Milton Neighbourhood Plan (SMNP) has involved local residents, elected members, businesses, voluntary organisations and statutory organisations with an interest in the plan area at all stages of its preparation.

2 The South Milton Neighbourhood Plan

2.1 South Milton is a small rural parish with a population of about 400 living in three main settlements: South Milton, Upton, and Sutton (see Table 1). The remaining area is largely agricultural and lies entirely in the South Devon Area of Outstanding Natural Beauty (AONB). About two thirds of the parish is also designated as a Protected Heritage Coast and part of the coastal foreshore is owned by the National Trust.

2.2 The SMNP proposes the following vision statement:

By 2034 we would like South Milton to be an even better place in which to live and work, with a strong sense of identity and community spirit. Our ambition is to protect and enhance our coastline and the rural nature of the parish.

The Plan sets out detailed policies on: Environment and Coastal Management; Housing; the Economy and Wellbeing; and ends with a section on implementation and projects which fall outside planning powers.

2.3 In preparing the Plan the Parish Council and Steering Group have carried out an extensive consultation process in order to gather the most comprehensive set of views and opinions of residents and statutory organisations as is possible so far as time and resources permit. Methods used include public meetings and exhibitions, a 100% questionnaire survey of adult residents, formal and informal discussions with landowners and statutory bodies and full transparency of meeting notes and other documentation on the parish website. In addition, the Steering Group carried out a survey of new homes built since 1980 in order to work out the average number of houses constructed each year (on average one per year over 36 years). It also identified which were used as holiday lets or second homes. This was included as part of the evidence base in the Plan (see page 33 of the Plan). All relevant documentation is available in the attached appendices and has been publicised widely through the parish website:

<http://www.south-milton.org.uk/en/group/nplan>

Regular reports are made to the open parish council monthly meetings and are also featured in the bi-monthly parish newsletter which is distributed to all households (see Appendix 9 and at <http://www.south-milton.org.uk/en/news/view/679/newsletter-for-mayjune.html>). At key stages the Parish Council approved the work of the Steering Group and these approvals are recorded in the notes of the Parish Council meetings publicised on the village website.

- 2.4 The Regulation 14 draft Neighbourhood Plan was published in November 2016 and a period of seven weeks was set for comments to be submitted by 16 January 2017. Social media was used to disseminate this information. All relevant dates are set out in Table 2.

3 The Plan Preparation Process

- 3.1 Under the Localism Act 2011 the South Milton Parish Council is defined as the 'Qualifying Body' that is empowered to prepare and submit the Neighbourhood Plan. In 2014 a well-attended parish meeting determined that a neighbourhood plan steering group (hence forward 'the Steering Group') be set up to oversee the preparation of the SMNP. This is comprised of six people, three of whom are parish councillors. The Steering Group held its first meeting on 9 October 2014 and the membership was endorsed by the parish council on 27 October 2014. The proposed plan area and terms of reference of the Steering Group were widely publicised but no objections were received; both were approved by South Hams District Council (SHDC) on 13 February 2015 (see Tables 1 and 2 and Appendix 1).
- 3.2 The Steering Group has systematically collected the views and suggestions of local stakeholders through a questionnaire, public meetings and assembled other evidence including an exhibition of proposed housing sites. The results of the questionnaire and site selection form a major part of the evidence base for preparing the plan. The Steering Group has benefitted throughout the plan preparation process from the advice and guidance of the members and officers of SHDC and West Devon DC, as well as officers of the South Devon Area of Outstanding Natural Beauty (AONB). Financial support for the preparation of the Plan and Strategic Environmental Assessment (SEA) was gratefully received from DCLG and Locality.
- 3.3 The Steering Group has drawn extensively on the Neighbourhood Plan (General) Regulations (2012), the National Planning Policy Framework (2012), related documentation from the online Planning Practice Guidance and publications from Locality. The previously adopted plan and the publication of the draft Plymouth and South West Devon Joint Local Plan in March 2017 have provided valuable guidance on what constitutes emerging higher tier strategic policy.
- 3.4 This Consultation Statement and the full Neighbourhood Plan demonstrate the extent to which interested parties have been consulted and how their views have been fully incorporated into the plan policies. As a result the Steering Group is convinced that the plan represents a robust and sustainable strategy for the future development of the parish up to 2034.
-

Table 1: South Milton NP Designated Area

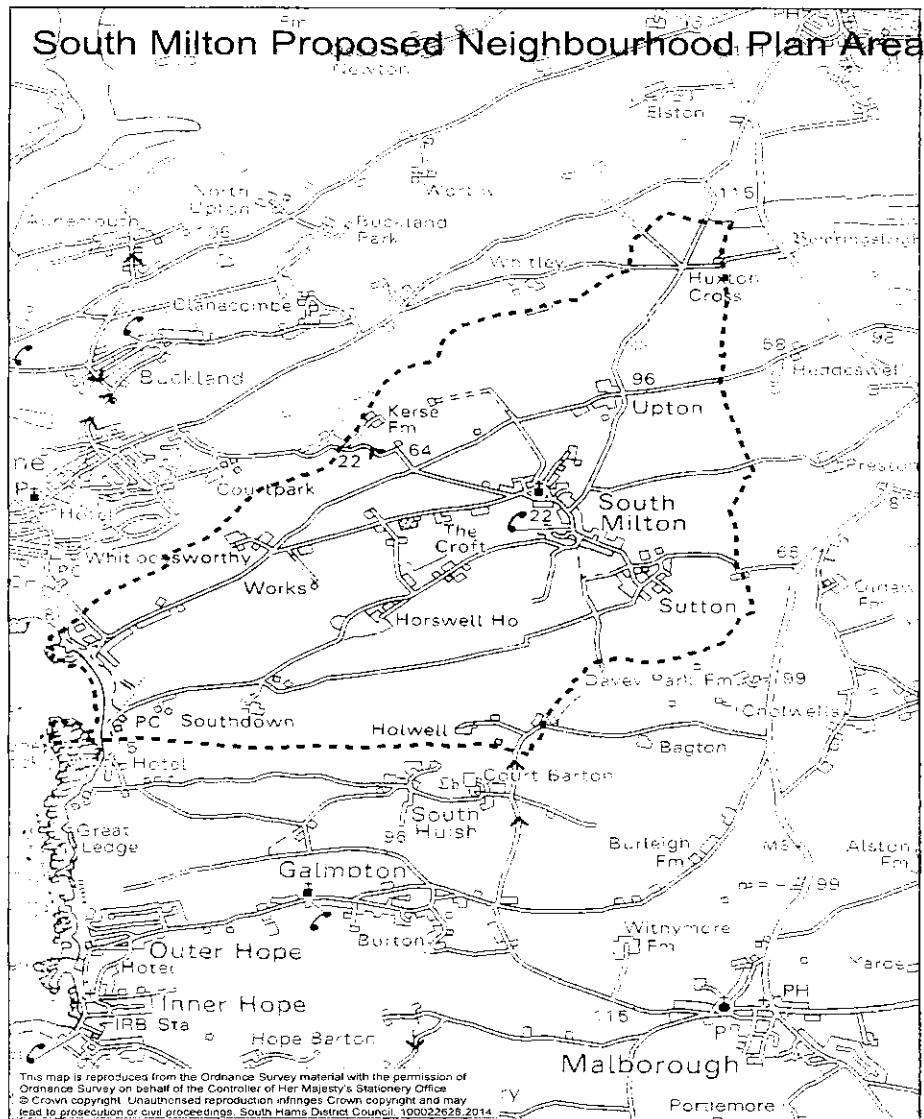


Table 2: The Consultation Timetable

Item	Who	When	Status [May 2017]
First public parish meeting	Open to all	22 September 2014	
Steering group appointed	SM parish council	27 October 2014	Completed
NDP area designated by SHDC and terms of reference agreed	SHDC	13 February 2015	Agreed
Preparatory Research			
STAGE 1: Questionnaires distributed	All on electoral roll	6 September 2015	Completed
Questionnaires returned and analysed	Steering group (SG)	27 September 2015	Completed
STAGE 2: Survey of potential housing sites	SG + SHDC & AONB officers	16 May 2016	Completed
Regulation 14 Plan			
STAGE 3: Draft plan published	SG	23 November 2016	Completed
Public meeting to discuss the draft	All	5 December 2016	Completed
Deadline for all consultees to comment on NP	All	16 January 2017	Completed
Regulation 15 Plan			
STAGE 4: Exhibition of housing proposals	SG	7/8 April 2017	Completed
SEA scoping study completed and for consultation	AECOM	20 June 2017	Completed
Carry out SEA/HRA	AECOM	30 June 2017	Completed
Respond to comments on draft NP and exhibition	SG	12 September 2017	Completed
Complete Consultation Statement and other documentation	SG	27 October 2017	Completed
Finalise NP	SG	27 October 2017	Completed
Submission of revised NP to SHDC	SG	1 November 2017	Anticipated

In the following sections each stage identified in Table 2 is explained in more detail.

4 Stage 1: The Parish Questionnaire

- 4.1 A questionnaire was prepared by the Steering Group based on the comments made at the initial consultation meeting held in September 2014 (see Appendix 1), informal soundings, and advice from the liaison officer appointed by the Planning Group of South Hams District Council. This questionnaire was hand-delivered to all residents on the electoral roll as at May 2015, plus one to each home in the parish with no person on the electoral roll and to residents aged under 18 on request, making a total of 399 in all. The questionnaire is reproduced as Appendix 2.
 - 4.2 One hundred and ninety (190) or 47.6% questionnaires were completed and returned. It was divided into four sections: Our parish Life; Our Homes; Our Village Economy; Our Infrastructure. Respondents were asked to make selections, state preferences and rank attributes on a scale from 0 to 10, with zero being strongly disagree and ten being strongly agree. Respondents were also invited to make specific comments throughout the questionnaire.
 - 4.3 The responses were tabulated and analysed by the Steering Group. Summaries of the responses and analyses were prepared for each section and uploaded to the South Milton website (see Appendix 3). This information formed a major part of the evidence base for the draft Neighbourhood Plan.
-

4.4 Appendix 3 sets out the full statistical analysis of the questionnaire. The key themes to emerge were:

- 91% (of respondents) agreed with the Vision Statement;
- The top 4 reasons for enjoying living in the parish were: It's quiet; proximity to the beach; it's a green parish; and there is a strong community spirit;
- The Village Newsletter is the most popular source of news about parish activities;
- 77% wanted a village hall car park and other facilities such as open space;
- There was general support for small-scale housing development and 65% favoured more affordable housing;
- Only 24% thought there was a need for further open market housing;
- 85% wanted to see legal agreements added to planning permissions to secure affordable housing for people with local connections;
- There was considerable support for live/work and self-build homes;
- Most favoured well designed, two storey housing with gardens meeting high environmental standards;
- There was a preference for developments including 1 to 3 homes;
- Respondents identified at least 15 possible sites for new housing including the preferred site;
- Over 60% favoured expansion of current businesses, diversification of farms, and other changes to sustain the economic viability of the parish;
- 56% wanted improved parking in the village but no further provision at the beach;
- 68% were opposed to the installation of non-domestic wind turbines;
- More than 50% reported problems with mobile phone coverage and broadband speeds;
- The majority felt the questions fully covered their concerns in relation to the proposed Neighbourhood Plan.

4.5 Appendix 3 also contains a full record of written comments and suggestions for projects submitted by respondents.

5 Stage 2: The Selection of Preferred Housing Sites

5.1 As part of the preparation of the draft Neighbourhood Plan, an invitation was sent to landowners in the parish to submit an application for any land they wished to be considered for inclusion as a development site in the Plan. The invitation was sent both

by letter to landowners and was placed on the website. Applications for nine sites were received.

- 5.2 In May 2016 the Steering Group, led by a planning officer from SHDC and an AONB officer, inspected each of the nine sites and recorded responses in relation to predetermined criteria (see Appendix 4). This process was approved by the Parish Council.
- 5.3 The option of combining sites 2 and 3 merited further investigation as these sites have the same landowner. Furthermore site 3, although not suitable for housing, could provide the desired community benefits lacking with site 2. All other combinations were eliminated for reasons of ownership and/or limited potential benefits.
- 5.4 Sites 2 (combined with site 3), 6 and 7 were shortlisted for further assessment. Once discussions with landowners began, it became apparent that the applicant for site 7 was no longer the legal owner and the mortgagor was not interested in this opportunity. Site 7 was therefore eliminated.
- 5.5 Site 2 (known as The Dairy) was assessed as the most suitable taking all environmental and other factors into account. It was also a previously developed site for agricultural purposes in a natural depression on the inland side of the village. However, it did not fully meet the criteria relating to 'proximity to services' but was otherwise considered suitable after further investigation and discussion with the owner. It was thus designated in the Plan as a site suitable for housing development so long as other community benefits were included, such as affordable housing, a footpath/cycle track to the village hall and community car park provided within site 3. The landowner was approached informally and written agreement was reached on the possible mix and type of housing development with associated community benefits. The site allocation and related policies are set out in the Neighbourhood Plan.

6 Stage 3: The Regulation 14 Draft Neighbourhood Plan

- 6.1 The draft Plan was published on 23 November 2016 both on the website and as hard copies. It was also sent to all Schedule 1 consultees and lodged in the village hall and Kingsbridge library. Further publicity was included in the South Milton Newsletter and an article in the Kingsbridge and Salcombe Gazette (Appendix 9). Social media was also used to publicise the Plan. Because of the proximity to the Christmas season seven weeks were allowed up to 16 January 2017 for comments and responses to be submitted. Appendix 5 contains the letter sent to consultees, a list of contacts and responses from Natural England, Historic England and the National Trust.
-

- 6.2 A public meeting was held in the village hall on 5 December 2016 in order to explain the contents of the Plan and to answer any questions residents might have. Approximately 73 people attended. A note of this meeting is at Appendix 6.
- 6.3 By the submission date 42 responses had been received which are set out in detail in Appendix 7. This also records the conclusions of the Steering Group indicating how agreed changes will be included in the Regulation 15 Plan.

7 Stage 4: Exhibition of Housing Option Sites

- 7.1 On the advice of planning officers an exhibition was mounted over the evening of 7th April and the morning of 8th April 2017 of all sites considered in the preparations for the Plan as discussed in section 6 above. The intention was to explain the rationale and criteria of the selection process, to demonstrate how the preferred site was chosen and to seek the views of residents about the preferred site.
- 7.2 Approximately 85 people attended the exhibition and 65 completed a feedback form before leaving. In response to the question:

This exhibition has set out the process that has resulted in selection of the Dairy Site to meet South Milton's future housing needs. Do you agree with the process?

The results were:

YES 63

NO 2

- 7.3 Appendix 8 summarises the responses from those attending.
- 7.4 On 9th May two district councillors attended a meeting of the Steering Group and offered advice as recorded in the note in Appendix 10.

8 Conclusions

- 8.1 On 11th May 2017 the Steering Group received the scoping report from consultants AECOM for comments before the full SEA is carried out. Comments were made on this before being circulated to designated statutory organisations.
- 8.2 The Steering Group is convinced that a full, comprehensive and transparent consultation process has been undertaken since 2014 to ensure that all residents and other interests have been able to participate in the neighbourhood planning process
-

and that all views have been fully recorded. Appendix 7 records the Steering Group's responses to the comments made and how these have led to new or revised policies, and other editorial changes, where appropriate.

- 8.3 A full review of the draft Neighbourhood Plan has been carried out in August to October 2017 in order to incorporate changes proposed by the respondents to the Regulation 14 consultation as set out in Appendix 7. Further discussions have taken place with the owner of the land proposed for housing development and associated community benefits. He has agreed to proceed with the housing development and community benefits in accordance with the policies and conditions set out in Chapter 7 of the Neighbourhood Plan.
- 8.4 The Steering Group is now of the opinion that a comprehensive and transparent consultation process has been carried out with local residents, businesses and statutory bodies and that the responses have been given full consideration in preparing the South Milton Neighbourhood Plan 2017-34.
-

APPENDIX 1

Initial parish
meeting notes, terms
of reference and
SHDC approval

SOUTH MILTON NEIGHBOURHOOD PLAN

SOUTH MILTON PARISH COUNCIL

NEIGHBOURHOOD DEVELOPMENT PLAN

MEETING 22 SEPTEMBER 2014

RECORD OF OPEN DISCUSSION SESSION

The open discussion session covered two topics: why people wanted to live in South Milton, and the principle issues to be covered in the Neighbourhood Plan. The main points raised are set out below with a commentary where further discussion took place.

Characteristics that make South Milton an attractive place to live

1. Quiet
2. Thriving Village Hall
3. Active Church
4. Proximity to the beach
5. No light pollution
6. Beautiful
7. Working farms
8. People live and work in South Milton
9. Few second homes (<20%)
10. Strong community spirit
11. No yellow lines
12. Small village (~360 people)
13. Good and safe place to bring up children
14. Within catchment of good schools
15. Mix of housing
16. Alive all the year round
17. Very low crime rate
18. No pub, no shop, no car park
19. Good access to Kingsbridge
20. Good public transport
21. Excellent footpath network (including green lanes)
22. Green parish (farmland, coast, ley SSSI reserve)
23. Clubs and activities
24. Conservation areas/listed buildings

The most important factors making South Milton such an attractive place to live were identified by the attendees as items 8, 10, 12, 16 and 22 from the list above. From these, the following might best describe why South Milton is such a desirable place to live:

South Milton is a small, quiet village with a strong community spirit where people live and work all year round, all set in a beautiful, green environment.

SOUTH MILTON NEIGHBOURHOOD PLAN

Some matters however detracted from life in the village and need to be addressed in the Neighbourhood plan:

1. 3G coverage is poor
2. Ageing population
 - a. This point with disputed, with some feeling that there is a reasonable influx of young families
3. Outside community/amenity space
 - a. Some felt that gardens, countryside and beach were all that was needed and that a playground would detract from the village
4. Beach access/traffic (in the summer)
5. Walking around the village is dangerous (no pavements)
 - a. This point was contentious with many feeling that the situation was appropriate for a small quiet village
6. Parts of the village flood in rainstorms
7. Capacity of the sewers/treatment plant which overflow from time to time

Principle Issues to be covered in the Neighbourhood Plan

1. Housing
 - a. New housing should be lived in (ie not second homes) but how can this be enforced?
 - b. Infill within current development area
 - c. Where to build new housing if needed outside current development area - will be very contentious
 - d. New housing should blend in and be eco-friendly
 - e. Occupancy rates need to be investigated
 - f. New housing should be affordable
 - g. New housing should be for locals
 - h. Smaller houses needed so villagers can downsize
2. Employment
3. Beach
4. Land use should remain green
5. Car parking & amenity space
6. Small workshops possibly combined/integrated with housing
7. Public transport
 - a. There were some strong opinions that the current bus service was adequate
8. Recycling
 - a. Some felt that a service for recycling bottles should be provided in the village, most strongly opposed this
9. Voluntary community service *(not sure the context and therefore why I made this note?)*

SOUTH MILTON NEIGHBOURHOOD PLAN

SOUTH MILTON PARISH COUNCIL NEIGHBOURHOOD DEVELOPMENT PLAN PLANNING TEAM - TERMS OF REFERENCE

PURPOSE OF THE PLANNING TEAM

To prepare a Neighbourhood Plan for the Parish in consultation with the parish community, local groups and interested parties

OBJECTIVE OF THE PLANNING TEAM

To secure adoption of the Neighbourhood Plan by the Parish Council and by South Hams District Council

MEMBERSHIP AND GOVERNANCE

The Parish Council has appointed the following members of the parish to serve on the Planning Team:

Tim Lewis - Chairman
Nick Bailey
Graham Collyer
Paula Booker
Nick Townsend - Secretary

The Parish Council will change or supplement membership of the Planning Team should the need arise

Members of the Planning Team will identify the issues inherent in the production of the Neighbourhood Plan, and prepare documentation, questionnaires and arrange meetings to consult the parish community, local groups and interested parties.

The Planning Team will endeavour to reach decisions by consensus. If consensus proves impossible, the preferred position and alternative view(s) on the matter shall be set out and the majority response from the parish community shall be adopted.

Declarations of Interest will be dealt with in accordance with the Parish Council's Standing Orders.

The Parish Council will monitor and review the work of the Planning Team and approve expenditure on the preparation of the Neighbourhood Plan.

REPORTING AND FEEDBACK

All meetings, minutes and notices will be in the public domain and will be put on the South Milton website. Copies will be kept by the Parish Clerk for public inspection. Progress will be reported in the Village Newsletter, received by all households. All members of the community, local groups and interested parties will be encouraged to participate in the consultation and reporting meetings.

RESOURCES AND FINANCE

Grant funding applications from the Sustainable Community Locality Fund will be applied for by the Parish Clerk on behalf of the Planning Team. If required, other funding streams will be investigated by the Parish Clerk.

Officers at South Hams District Council will be consulted for advice on securing of any specialist services required to complete the Neighbourhood Plan.

Neighbourhood Plan Area Designation for South Milton



Neighbourhood Plan Area	South Milton
Date application submitted	19 th December 2015
Delegated decision date	13 th February 2015
Outcome	Plan area is approved

Background:

South Milton Parish Council submitted an application to the Council to designate a plan area in respect of preparing a Neighbourhood Development Plan. A map showing the proposed plan area can be viewed <http://www.southhams.gov.uk/shneighbourhoodplans>

The application was advertised for six weeks between 19th December 2014 and 2nd February 2015 during which comments were invited about whether the plan area is appropriate.

Responses were received from:

- Environment Agency
- Natural England
- English Heritage
- Highways England
- Brian Watkin

The Council has not received any objections to the designation of the plan area proposed.

Issues for consideration

- 2.1 South Milton PC submitted an application to the District Council in January 2015 to designate the area that they intend their neighbourhood plan to cover. This area follows the parish boundary of South Milton parish.
- 2.2 The application is accompanied by a Terms of Reference for the group that will be responsible for leading the process in South Milton. This group has been endorsed by South Milton Parish Council. The Terms of Reference for the group can also be viewed online.
- 2.3 The application has been displayed throughout the parish area through the use of pink site notices and the opportunity to comment on the proposed designation has been publicised on the SHDC website, through local publicity, and at a public meeting.
- 2.4 The Council received five representations during the consultation period. None of these bodies object to the proposed plan area.
- 2.5 As such, it is considered that the plan area is appropriate and can be designated for the purposes of preparing a neighbourhood plan for South Milton.

RECOMMENDATIONS:

It is recommended that

- The consultation responses received in respect of the application are noted; and
- The designation of the South Milton Plan Area for the purposes of preparing a Neighbourhood Plan is approved.

SOUTH MILTON NEIGHBOURHOOD PLAN

Ward Member: Cllr Ian Bramble

Comments:

Dear Phil,

Please go ahead with the designation under delegated authority as you suggest.

Kind regards,

Cllr Ian Bramble

Date: 05/02/2015

Portfolio Holder (Planning, Economy & Community): Cllr Michael Hicks

Comments:

Hi Phil

Just to confirm that, if you are happy, then so am I for both South Milton and Berry Pomeroy to be proceeded.

Michael

Date: 13/02/2015

Officer contact:

Phil Baker | Specialist (Place & Strategy)

01803 861210

APPENDIX 2

Parish Questionnaire

- Homes - Infrastructure - Economy - Facilities -

SOUTH MILTON

PARISH QUESTIONNAIRE

You are Invited
TO HAVE YOUR SAY

On the future of The Parish

We're talking about our ...

- Special Conservation Areas
- Thriving Community Spirit
- Pretty Listed Buildings
- Precious Green Spaces
- Beautiful Church
- Gorgeous Beach



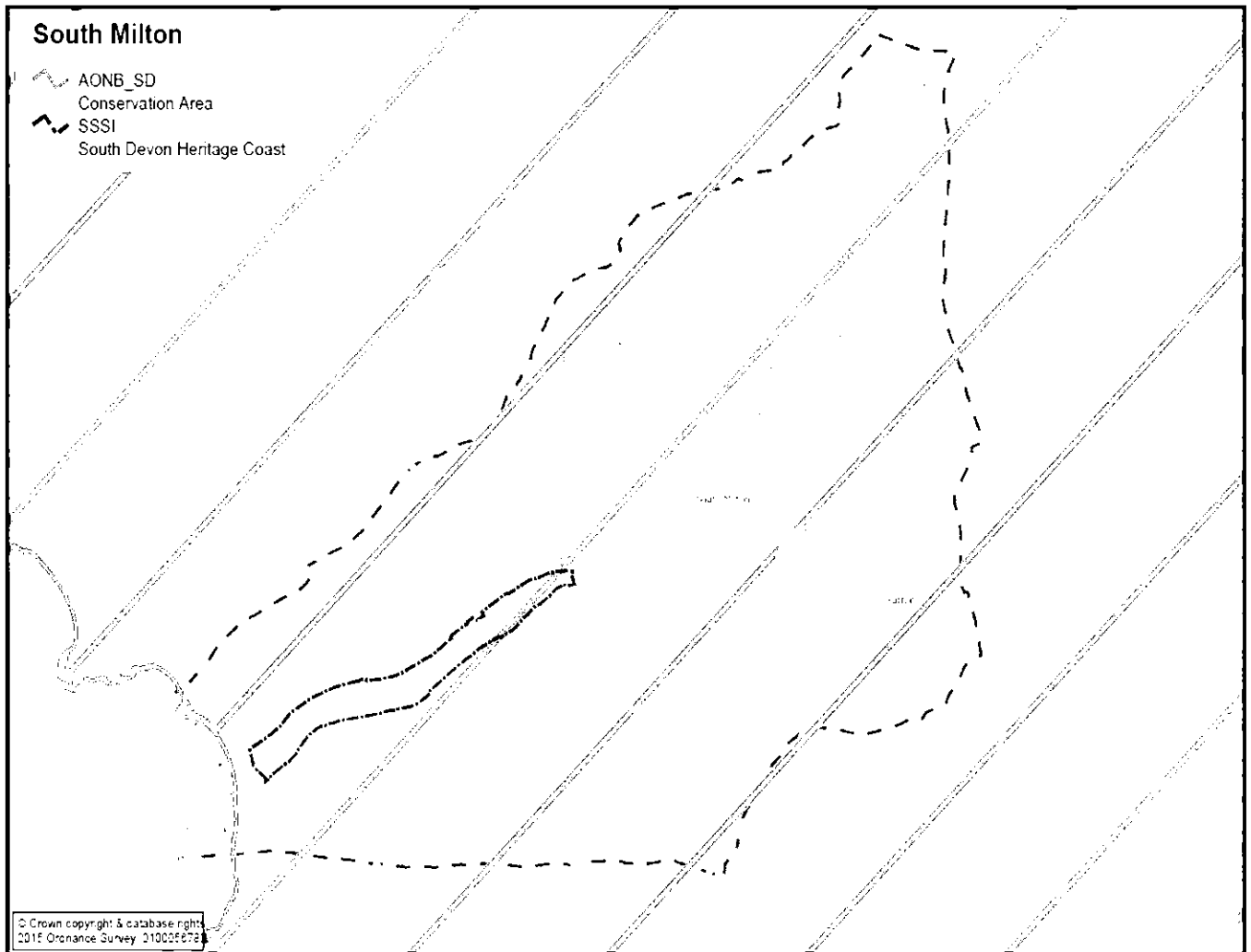
Help Keep South Milton
a Lovely Place to Live,
Work & Play

WE NEED YOUR THOUGHTS ON...

- ~ Future Housing Needs ~ Our Parish Facilities ~
- ~ Our Well Being ~ Community Assets ~

Neighbourhood Plan 2016-31

Map of South Milton Parish



Not to scale

Conservation Areas are designated areas of special architectural or historic interest, the character of which it is desirable to preserve or enhance.

Areas of Outstanding Natural Beauty (AONBs) are designated in recognition of their national importance and to ensure that their character and qualities are protected for all to enjoy. The National Planning Policy Framework (NPPF) puts great weight on conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty. Planning permission should be refused for major developments in these designated areas apart from in exceptional circumstances and where it can be demonstrated they are in the public interest.

Heritage Coasts are 'defined' and were established to conserve the best stretches of undeveloped coast in England. According to the NPPF, local planning authorities are required to maintain the character of the undeveloped coast, protecting and enhancing its distinctive landscapes, particularly in areas defined as Heritage Coast, and improve public access to and enjoyment of the coast.

Sites of Special Scientific Interest (SSSI) are designated by Natural England under the Wildlife and Countryside Act 1981, to protect flora and fauna.

Introduction

South Milton Neighbourhood Plan (2015-2030) will allow the Parish Council to have more influence in the planning decisions of South Hams District Council. It will help to manage development pressure and seek changes so that the environmental, economic and social needs of local people are taken into account, making sure South Milton remains 'A great place to Live, Work and Play'.

The plan covers the whole parish, from the centre of the village to the hamlets of Sutton and Upton, and south-west and west to South Milton Sands (see map).

It will seek to:

- Influence the location, scale and type of development in South Milton, especially housing.
- Improve access to and the quality of open spaces.
- Deliver services and infrastructure to meet the day-to-day needs of residents.
- Protect and enhance the conservation areas shown on the map and distinctive parts of the parish.
- Create strong footpath links within the parish and to neighbouring areas.
- Protect local interests and influence new infrastructure linked to nearby development.

The Neighbourhood Plan Steering Group wants to ensure that local residents and businesses have opportunities to get involved in the plan throughout the process. This questionnaire is about key issues and different options to address them, beginning with a suggested 'Vision'.

The Draft Vision

By 2030, we would like South Milton to be an even better place to live, with a strong sense of identity and community spirit. We hope that it will have adapted to any growth in the area to the west of Kingsbridge and will have benefited from improved transport facilities to allow safe and sustainable journeys to work, school, shopping and leisure. Our ambition is also to protect and enhance the rural nature of the parish.

Please let us know what you think of this Vision by circling one of the three boxes.

Agree	Disagree	Neutral
-------	----------	---------

If you have any other comments you would like to make regarding the Draft Vision, please use the space at the bottom of page 4.

The Process

This questionnaire is being sent to every individual on the Register of Electors 2015. A single copy is also being delivered to each dwelling with no listed elector (holiday and second homes). Each copy is only numbered for ballot security purposes. The distribution listing will be destroyed after the whole process has been gone through, therefore ensuring no person's views will be identifiable.

**COMPLETED QUESTIONNAIRES SHOULD BE POSTED INTO THE SPECIAL POST BOX
OUTSIDE THE VILLAGE HALL by midday on Friday 25 September 2015**

The steering group will collate and analyse all responses and then produce a Neighbourhood Plan. This plan will be sent out in the same way as the questionnaire. You will be asked to vote on its acceptability. The ballot paper will be a simple 'Yes' or 'No'

If 'Yes', the plan will become adopted, and South Hams District Council will be required to note its views on all planning matters.

Please complete this questionnaire in order to let us know what you think is important when planning for the future of our village. Thank you.

A pop-in session will be held at the Village Hall from 10am to 1pm on Saturday 12 September 2015.

If you need any help, or you have any comments or questions regarding this Questionnaire, please contact the Neighbourhood Plan Steering Group:

**Tim Lewis – telephone: 01548 560868 email: smnp2015.30@gmail.com or
Graham Collyer, Nick Townsend, Nick Bailey, Paula Booker.**

Please add any comments you have regarding the Draft Vision below:

THE QUESTIONS

Number One...Our Parish Life

Our Assets

1.1 From the following table, please circle your *TOP SIX* reasons why you enjoy living in South Milton:

It is quiet	It has a thriving village hall	It has an active church community	Proximity to the beach
No light pollution	It is beautiful	It has working farms	People live and work in South Milton
AONB/conservation area/listed buildings	There is a strong community spirit	There are no yellow lines	It is a small village
Good & safe place to bring up children	Within catchment area of good schools	Good mix of housing	Alive all year round
Extremely low crime rate	No pub, shop or car park	Good access to Kingsbridge	Good public transport
Excellent footpath network & green lanes	Green parish (farmland, coast, ley SSSI reserve)	Clubs and activities	Any other reason (please detail below)

Do you have any comments regarding our parish assets?

(Please use the space at the end of section one if you require more room).

Our Wellbeing and Community Spirit

1.2 Where do you usually get your information about parish activities?

The Village Website	yes	no
The Village Noticeboard	yes	no
The Village Newsletter	yes	no
Attending Meetings	yes	no
Email	yes	no
Kingsbridge Gazette	yes	no
Word of mouth	yes	no

1.3 I always feel included and informed about parish activities:

0 1 2 3 4 5 6 7 8 9 10
 (I strongly disagree) (I strongly agree)

1.4 I feel I always have a say in decisions which affect the parish:

0 1 2 3 4 5 6 7 8 9 10
 (I strongly disagree) (I strongly agree)

1.5 Do you have any further suggestions regarding activities in the parish?

(Please use the space at the end of section one if you require more room).

Our Parish Amenities

1.6 How often do you use the following facilities in the parish?

	How often					What stops you using more often?				
	More than once a week	Weekly	Monthly	Occasionally	Never	Cost	Unsuitable hours	Unsuitable courses or events	Access (parking or transport)	Other (please comment below)
Village hall										
Church										
Beach										
Beach cafe										
Mobile library										
Footpaths, bridleways										

1.7 Please comment on any issues or improvements you would like to see with regard to these facilities in the Neighbourhood Plan. *(Please use the space at the end of section one if you require more room).*

Our Village Hall

1.8 I support the village hall committee’s vision to improve the facilities while retaining the facade and character of the building:

0 1 2 3 4 5 6 7 8 9 10
 (I strongly disagree) (I strongly agree)

1.9 I support the development of a village hall car park:

0 1 2 3 4 5 6 7 8 9 10
 (I strongly disagree) (I strongly agree)

1.10 I would like to see more activities and classes being run from the village hall

0 1 2 3 4 5 6 7 8 9 10
 (I strongly disagree) (I strongly agree)

1.11 I would support the opening of a community village shop run from the village hall

0 1 2 3 4 5 6 7 8 9 10
 (I strongly disagree) (I strongly agree)

1.12 Do you have any further comments regarding the village hall?

(Please use the space at the end of section one if you require more room).

1.13 How often do you use the following facilities in adjacent parishes?

	How often					What stops you using them more often?				
	More than once a week	Weekly	Monthly	Occasionally	Never	Cost	Unsuitable hours	Unsuitable courses or events	Access (parking or transport)	Other
Pubs/hotels										
Post office/shops										
Playing fields										
Playgrounds										
Skatepark										
Allotments										
Kingsbridge Leisure Centre										
Public library										
Youth clubs										
Churches										

Our Education

1.14 Do you think there is adequate provision locally for the following (please circle)?

Parent & Toddler Groups	yes	no	don't know
Pre-school Groups	yes	no	don't know
Primary Education	yes	no	don't know
Secondary Education	yes	no	don't know
Adult Education/Evening Classes	yes	no	don't know

1.15 Do you have any further comments regarding education in our parish?

(Please use the space at the end of section one if you require more room).

Our Public Safety

1.16 The parish is a peaceful and safe neighbourhood:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

1.17 I feel safe in my home:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

1.18 I feel safe when I am out and about in the parish:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

1.19 Do you have any further comments regarding public safety in our parish?

(Please use the space at the end of section one if you require more room).

Our Concerns

1.20 Do any of the following cause you direct concern within the parish?

Burglary	yes	no
Vandalism	yes	no
Car Crime	yes	no
Dog Fouling	yes	no
Traffic congestion	yes	no
Anti-social Behaviour	yes	no
Litter	yes	no
Fly Tipping	yes	no
Noise pollution	yes	no
Air pollution	yes	no

1.21 Do you have any further comments or concerns regarding public safety in the parish in general? *(Please use the space at the end of section one if you require more room).*

Our Open Spaces

1.22 I would like to see more open space designated for leisure facilities within our parish:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

1.23 I would like to see more sport taking place within the parish:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

1.24 Our Neighbourhood Plan should include provisions for more public open spaces within the parish for the future:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

1.25 Do you have any further comments regarding the open spaces within our parish? *(Please use the space at the end of section one if you require more room).*

Our Health Infrastructure

1.26 I believe the surgeries in Kingsbridge and Salcombe, along with the South Hams Hospital in Kingsbridge, are sufficient to serve the needs of our parish:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

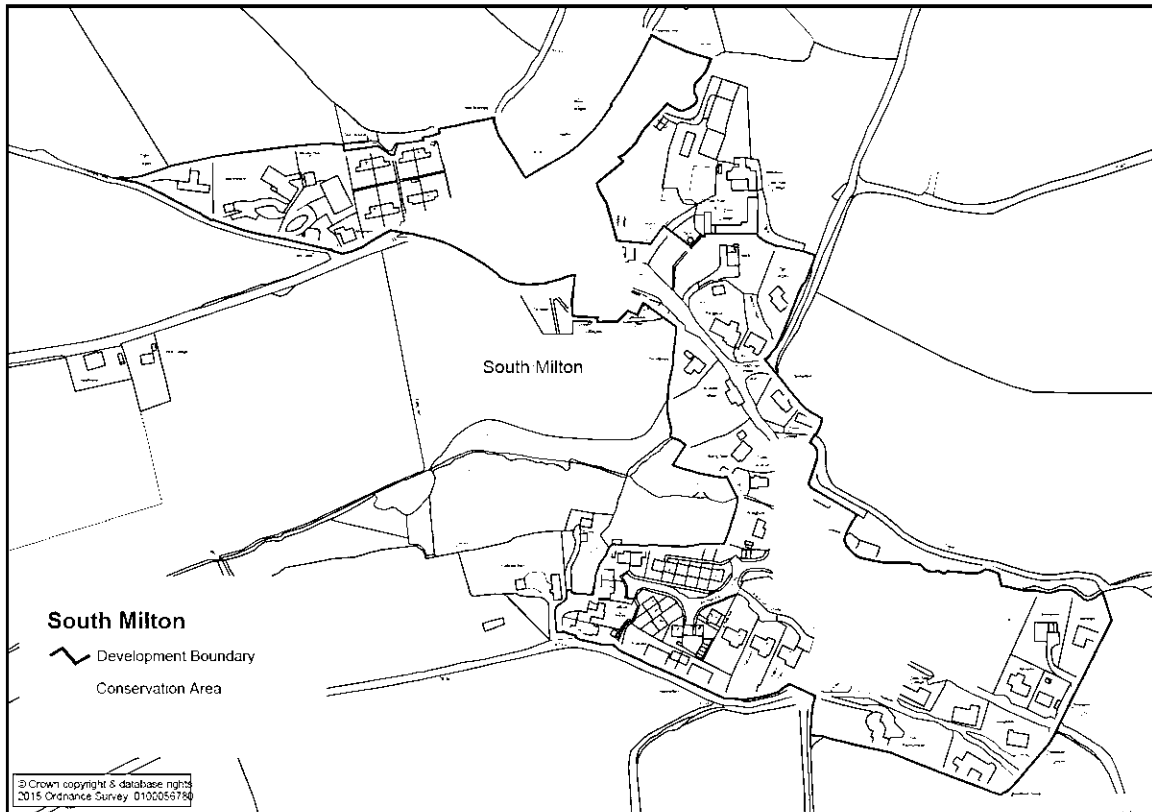
1.27 There are sufficient caring services locally available to the parish:

0 1 2 3 4 5 6 7 8 9 10
(I strongly disagree) (I strongly agree)

1.28 Do you have any further comments regarding the health infrastructure in our parish?
(Please use the space at the end of section one if you require more room).

Please use the space below if you wish to add any further comments regarding any question in Section One, Our Parish Life:

Number Two...Our Homes



The development boundary shown on the map is taken from the current SHDC local plan (not to scale).

2.1 Do you think there is a need for more housing provision in the parish over the next 20 years?

Please circle one number:

0 1 2 3 4 5 6 7 8 9 10

(0 = no need for more housing)

(10 = a great need for more housing)

If you think there is a need for more housing, do you think it should be:

Within existing development boundary	Outside existing development boundary and outside Heritage Coast (see map in Introduction)	Anywhere suitable in the parish

(Please tick ONE BOX)

Should new housing be built in small or large developments?

Developments of 1-3 houses	Developments of 4-9 houses	Developments of 10 or more houses

(Please tick ONE BOX)

2.2 Do you or your family have a need for a specific type of housing in South Milton parish?

	To rent	To buy	Shared ownership	How many bedrooms do you need?
Affordable (social) housing				
Private housing to buy or rent				
Sheltered housing				
Housing adapted for those with disabilities				
Live/work				
Self-build				

2.3 Thinking about the needs of the parish over the next 20 years:

a) How great is the need for affordable housing?

0 1 2 3 4 5 6 7 8 9 10
 (0 = no need for more affordable housing) (10 = a great need for more affordable housing)

b) Should legal agreements be added to planning permissions for affordable housing to give priority to people with local connections?

0 1 2 3 4 5 6 7 8 9 10
 (0 = no need for conditions of this kind) (10 = a great need for conditions of this kind)

c) Should we provide for Live/work units?

0 1 2 3 4 5 6 7 8 9 10
 (0 = no need for more live/work units) (10 = a great need for more live/work units)

d) Should we provide for Self-build houses/flats?

0 1 2 3 4 5 6 7 8 9 10
 (0 = no need for more self-build housing) (10 = a great need for more self-build housing)

e) Should we provide for sheltered housing for the elderly?

0 1 2 3 4 5 6 7 8 9 10
 (0 = no need for more sheltered housing) (10 = a great need for more sheltered housing)

f) Should we provide for open market housing?

0 1 2 3 4 5 6 7 8 9 10
 (0 = no need for more open market housing) (10 = a great need for more open market housing)

2.4 Are there any specific locations in the parish which you consider suitable for new housing development?

Please name a site or sites and give details of the location(s).

2.5 Do you think any of the following is important for new housing:

	important	preferable	unimportant
Designed in a traditional local style			
Designed in a contemporary style			
Includes car park spaces/garages			
Includes live/work opportunities			
A limit of two stories above ground			
Reflects current standards of energy conservation			
Respects the local heritage and conservation areas in use of materials			
Includes private gardens			
Includes green spaces around developments			

Please use the space below if you wish to add any further comments regarding any questions in Section Two, Our Homes:

Number Four ...Our Infrastructure

Transport

4.1 Do you use the following public transport?

	More than once a week	Weekly	Monthly	Occasionally	Never
Public buses					
Community buses					
Taxis					
Trains					
Car sharing					
Other (please specify)					

Please comment on the convenience, suitability and quality of the available public transport.
(Please use the space at the end of section four if you require more room).

4.2 How many vehicles and bikes does your household possess?

	0	1	2	3	4 or more
Car/van					
Commercial van					
Motorbike/moped					
Bicycle					
Other (please specify)					

4.3 If your household uses one or more cars, please rate the following:

Please circle one number:

(0 = no need for improvements)

(10 = great need for improvements)

Parking at home	0	1	2	3	4	5	6	7	8	9	10
Parking within the parish	0	1	2	3	4	5	6	7	8	9	10
Parking at the beach	0	1	2	3	4	5	6	7	8	9	10
Condition of the roads	0	1	2	3	4	5	6	7	8	9	10
Traffic congestion	0	1	2	3	4	5	6	7	8	9	10

Please comment on any transport issues or improvements you would like considered in the neighbourhood plan. *(Please use the space at the end of section four if you require more room).*

Waste Collection

4.4 Do you think there is a need for more waste collections or recycling facilities in the parish?

Please circle one number below:

0 1 2 3 4 5 6 7 8 9 10

(0 = no need for more collections/facilities) (10 = a great need for more collections/facilities)

If yes, please provide details below. *(Please use the space at the end of section four if you require more room).*

Renewable Energy

4.5 I am in favour of the installation of non-domestic solar panel farms in the parish

0 1 2 3 4 5 6 7 8 9 10

(I strongly disagree)

(I strongly agree)

4.6 I am in favour of the installation of non-domestic wind turbines in the parish

0 1 2 3 4 5 6 7 8 9 10

(I strongly disagree)

(I strongly agree)

4.7 Do you have any further comments regarding the installation of non-domestic renewable energy sources within our parish? *(Please use the space at the end of section four if you require more room).*

Communications

4.8 Please rate the service provided on any of the following communications you use.

Please circle one number below:

(0 = no need for improvements)

(10 = great need for improvements)

Landline	0	1	2	3	4	5	6	7	8	9	10
Broadband	0	1	2	3	4	5	6	7	8	9	10
Mobile phone coverage	0	1	2	3	4	5	6	7	8	9	10
3G coverage	0	1	2	3	4	5	6	7	8	9	10

Please comment on any communication issues or improvements you would like considered in the neighbourhood plan. *(Please use the space at the end of section four if you require more room).*

Please use the space below if you wish to add any further comments regarding any questions in Section Four, Our Infrastructure:

APPENDIX 3

Summary of Responses to Parish Questionnaire

SECTION 1

OUR PARISH LIFE RESPONSES SUMMARY

Vision Statement

	Sum	%
Agree	141	91.0%
Disagree	2	1.3%
Neutral	12	7.7%
TOTAL	155	

Please add any comments you have regarding the draft vision statement

	COMMENT
1	A shame we missed the pop-in session but unfortunately we did not get the questionnaire until 22 September
2	Unfortunately we did not receive this until 22 September so have had to fill out in haste, & we missed the pop-in session which was a pity
3	The draft vision sounds lovely but I have circled neutral as it is hard to agree something so unspecific. If it essentially means would I like South Milton to stay nice that sounds great
4	Prevent development such as barn on Kingsbridge Salcombe road
5	I suggest you add '... for the benefit of all' at the end
6	Sustainable community needs emphasizing - adapting to changing environment
7	Vision refers to adapting to growth outside the area, such as west of kingsbridge, but there is no reference to growth or development in the village. My feeling is that development in the village would not be welcome given the general feelings with regard to when the church commissioners enquired about planning in the plot beside the church yard.
8	Poor quality of map, couldn't really see where anything was.
9	A great deal of thought and hard work has gone into producing this questionnaire, many thanks to those responsible.
10	You have a very big job to do, think wisely and best wishes for people now living in the villages and people to come. Let them find a place of wellbeing to bring their children to, may they all be as happy as I have been. God bless you all with this so important job you have.
11	A reference to the beach and sea and a vision for its future should be included. Touching on tourism as it forms a major part of the parish, and affects the parish in many ways as a natural resource, and a challenge due to its popularity. I also believe that a positive but limited approach to population growth should be taken by suggesting some scope for new housing outside the development boundry small scale, but it is better to be proactive an plan ahead providing affordable homes for those in most need, than resist against government policy.
12	I believe our vision should include a gradual increase in housing for local people and some retirement homes, with an exclusion of 2nd home owners/holiday letting homes. The south hams is short of housing, and any increase in second homes is detrimental to the development of the community spirit.
13	I agree as long as 'to protect and enhance the rural nature of the parish' is also for the benefit of its human population, and not to its detriment
14	improved communications: mobile phone, broadband which are essential to support business and leisure activity (current position is wholly inadequate)
15	I think you have got it right. Is there any way in which we can protect the village from any building that is not in keeping with the rural country look of the village?

1.1 From the following table, please circle your TOP SIX reasons why you enjoy living in South Milton:

	Sum	%
It is quiet	99	52.1%
Proximity to the beach	96	50.5%
Green parish (farmland, coast, ley SSSI reserve)	92	48.4%
There is a strong community spirit	79	41.6%
Extremely low crime rate	78	41.1%
It is beautiful	65	34.2%
It has working farms	65	34.2%
It has a thriving village hall	59	31.1%
Good access to Kingsbridge	54	28.4%
AONB/conservation area/listed buildings	53	27.9%
Excellent footpath network & green lanes	53	27.9%
It is a small village	51	26.8%
Alive all year round	50	26.3%
No light pollution	46	24.2%
Good & safe place to bring up children	41	21.6%
People live and work in South Milton	33	17.4%
It has an active church community	28	14.7%
Within catchment area of good schools	20	10.5%
Good mix of housing	14	7.4%
Clubs and activities	14	7.4%
There are no yellow lines	7	3.7%
No pub, shop or car park	6	3.2%
Good public transport	1	0.5%
Any other reason (please detail below)	1	0.5%

1.2 Where do you usually get your information about parish activities?

	Sum	%
The Village Newsletter	170	89.5%
Word of mouth	133	70.0%
Kingsbridge Gazette	93	48.9%
Email	63	33.2%
The Village Website	60	31.6%
The Village Noticeboard	52	27.4%
Attending Meetings	48	25.3%

1.3 I always feel included and informed about parish activities:

	Sum	%
0	1	0.5%
1	0	0.0%
2	1	0.5%
3	5	2.7%
4	8	4.3%
5	19	10.2%
6	19	10.2%
7	37	19.8%
8	49	26.2%
9	20	10.7%
10	28	15.0%
TOTAL	187	
Lesser	15	8.0%
Neutral	19	10.2%
Greater	153	81.8%

1.4 I feel I always have a say in decisions which affect the parish:

	Sum	%
0	4	2.3%
1	3	1.7%
2	3	1.7%
3	15	8.7%
4	21	12.1%
5	50	28.9%
6	14	8.1%
7	29	16.8%
8	16	9.2%
9	7	4.0%
10	11	6.4%
TOTAL	173	
Lesser	46	26.6%
Neutral	50	28.9%
Greater	77	44.5%

1.5 Do you have any further suggestions regarding activities in the parish?

COMMENT	
1	This is mainly because I do not live in the village
2	Evening classes in village hall would be a good thing to unite people
3	It would be good if church and hall committees communicated more by email for those of us that dip in and out
4	Pity S Hams District Council don't listen!
5	More sports clubs at the village hall. More involvement of teenagers + young working professionals
6	Playground, meeting place for children
7	Village beehives, perhaps
8	Please continue to nurture the snooker room in the village hall
9	More clubs, ie perhaps a Scrabble club in the winter
10	Re 1.1 The climate -- sunshines more often in South Milton!
11	Re 1.1 It is in a beautiful part of the South Hams
12	Re 1.1 One of the nicest villages in the South Hams
13	Re 1.1 Hard to choose. I could have circled all the above! Parking is our biggest need in the vicinity of the village hall to support clubs and functions
14	My fault if I do not

1.6 How often do you use the following facilities in the parish?

HOW OFTEN	Frequent	Weekly	Monthly	Occasional	Never
Village hall	17	25	29		9
Church	4	19	13		51
Beach	47	30	31		2
Beach cafe	4	11	19	67	
Mobile library	0	0	10	11	
Footpaths, bridleways		20	22	53	15

WHAT STOPS YOU USING	Cost	Hours	Events	Access	Other
Village hall	0	5	15	6	20
Church	0	3	6	2	24
Beach	4	0	1	11	9
Beach cafe		2	0	1	17
Mobile library	0	12	2	0	25
Footpaths, bridleways	0	1	0	1	10

1.7 Please comment on any issues or improvements you would like to see with regard to these facilities in the Neighbourhood Plan

COMMENT	
1	Village Hall and Church - not needed more. Beach café too expensive; don't need mobile library
2	I have no need for the use of these facilities any more frequently
3	Other - not applicable to our needs
4	Not often living in the village due to studying away from home
5	Village Hall - use when dates/events are suitable. Church - fellowship elsewhere
6	I use them as much as I need to
7	There are lots of things going on in the area, particularly for children and these often clash with village events. We attend when possible
8	Either change the current management or close it down - my gazette letter refers
9	Footpaths, bridleways no existence!!!
10	Time (or rather the lack of it) and other commitments prevent greater use of these facilities
11	Beach café not aimed at local residents or family holiday makers, just for second home owners
12	No need
13	They are all very good. Just don't have time!
14	Sorry, lack of time at present
15	Village Hall parking
16	I work long hours in Newton Abbot and North Somerset
17	Sadly we are unable to participate in parish activities as much as we would like to - we have had unexpected family commitments in the North of England due to long-term illness. We worship at the R.C church in K/Bridge which further reduces our contact with the village.
18	Church - I would attend church if there were inter-faith services, green spirit, creation spirituality or possible eco-congregation
19	My work stops me using as much as would like at the moment
20	Not religious therefore don't go to church. Have no need to use mobile library
21	No need to use more often, except the beach café which I don't like
22	Just not required for my personal needs but fully accept important to others
23	More library van visits
24	age
25	personal working time
26	not permanent residents
27	parking for village hall

1.7 Please comment on any issues or improvements you would like to see with regards to these facilities in the Neighbourhood Plan *(continued)*

	28	the green lanes need a better maintenance programme as are often impassable due to growth in the summer and mud in the winter
	29	1.3/1.4/1.6 It is my/our mobility which underlies these responses - not something which might be fixed (word of mouth) no longer works when the 3 nearest houses are empty and a regular walk into the village is a step too far.
	30	I am a second home owner here, so I am not here as often as I would wish.
	31	My husband is house bound, I need to be with him 24/7
	32	Urgent need for car parking facilities outside the village hall
	33	Use of parish amenities is determined by state of health and mobility
	34	Lack of time and energy have reduced our participation in the last few years hugely. We aim to attend most fundraisers
	35	Some lanes are very over-grown stiles/gates hard to access with dogs. Encourage shop/café/pub/farm shop/nursery uses
	36	Village hall busy with other pursuits and family commitments. Church: attend Catholic church in Kingsbridge.
	37	No further development of the Beach café to the detriment of a fairly unspoilt environment
	38	I am not sure how much the beach café benefits our village. I tend to walk the lanes/paths rather than go to the beach. I am very busy at present and am not committed to village hall and church events.
	39	Better parking at village hall
	40	Not a need to go more than weekly, unless any other activities I would use
	41	Better parking at village hall
	42	Beach café more comfortable, open in winter, serving covers outside able to snack by the sea covered
	43	Would use all facilities more if I had the time, as I am working
	44	Occasional visitor so limited user of facilities
	45	I do not want the Beach café increased due to visual impact and traffic issues. There was a very fishy oily smell there this summer
	46	Scale of Beach café needs to be controlled re traffic and visual impact and smell
	47	no interest in religion. Prefer Kingsbridge library and/or bookshop
	48	better maintenance of public rights of way, many of which are impassable
	49	better maintenance of some footpaths, i.e. The one up to the ridge and to the beach
	50	the Beach cafe desperately needs a bespoke building with hygienic kitchen facilities and built in public toilets which then become the responsibility of the National Trust.
	51	disabled - too far to walk
	52	provision of allotments would be welcomed
	53	support provision of a beach cafe run by the local community but no increase in size of cafe
	54	Beach cafe - good food on first visit, poor food & service on second visit
	55	My main reason for not using the beach is mobility. The Beach Cafe - we live near enough to eat at home.
	56	Issues exist around the Beach Hut, particularly the future expansion affecting local use of the beach. The Beach Hut seems to be aimed at well off holiday makers, not locals - a monopoly.
	57	parking around village hall

1.8 I support the village hall committee's vision to improve the facilities while retaining the facade and character of the building:

	Sum	%
0	0	0.0%
1	2	1.1%
2	1	0.6%
3	1	0.6%
4	1	0.6%
5	13	7.2%
6	6	3.3%
7	22	12.2%
8	47	26.1%
9	17	9.4%
10	70	38.9%
TOTAL	180	
Lesser	5	2.8%
Neutral	13	7.2%
Greater	162	90.0%

1.9 I support the development of a village hall car park

	Sum	%
0	1	0.5%
1	3	1.6%
2	7	3.7%
3	2	1.1%
4	3	1.6%
5	28	14.8%
6	8	4.2%
7	15	7.9%
8	32	16.9%
9	20	10.6%
10	70	37.0%
TOTAL	189	
Lesser	16	8.5%
Neutral	28	14.8%
Greater	145	76.7%

1.10 I would like to see more activities and classes being run from the village hall

	Sum	%
0	0	0.0%
1	0	0.0%
2	0	0.0%
3	1	0.5%
4	4	2.2%
5	47	25.3%
6	20	10.8%
7	28	15.1%
8	40	21.5%
9	9	4.8%
10	37	19.9%
TOTAL	186	
Lesser	5	2.7%
Neutral	47	25.3%
Greater	134	72.0%

1.11 I would support the opening of a community village shop run from the village hall

	Sum	%
0	8	4.3%
1	8	4.3%
2	7	3.7%
3	9	4.8%
4	1	0.5%
5	37	19.7%
6	13	6.9%
7	16	8.5%
8	34	18.1%
9	12	6.4%
10	43	22.9%
TOTAL	188	
Lesser	33	17.6%
Neutral	37	19.7%
Greater	118	62.8%

1.12 Do you have any further comments regarding the village hall?

		COMMENT
1	Re 1.9:	not sure where a car park would be situated? There is no space in the village(?)
2		enlarging the village hall will put it in deirect competition with Thurlestone Hall for rental opportunities. At present Smilton Hall is hired <u>because</u> it is smaller with a cosier atmosphere
3		It would be good if more people within the parish supported village hall activities or let the committee what activities they would like to see
4		We are in favour of a community village shop but cannot see how this could be run from the village hall
5		I can't see where a village hall car park would be situated and I think it would make the village too busy
6		Good to have broadband and wifi
7		Better training with visual aids, etc to help speakers
8		The lack of parking at the village hall is a major problem. The parking on the road makes it dangerous
9		Important to the village community
10		People can walk to the hall, it's not that big a village and could we have an engineering club?
11		Would be used more often if we had the time!
12		Clubs are mostly aimed at retired people - times that clubs are run mostly unsuitable for working people
13		Great village asset. May need in future as in the past.
14		How about skittle nights for fundraising
15		This idea has been proposed about 15 years ago. It was not viable. There were problems re: volunteers to man and manage the shop and with space for storing stock.How about encouraging say the co-op to run a mobile shop - coming into the village maybe two times each week. Allowing us to order bread/milk etc: think of the French model - several villages are involved and it's profitable
16		I would love to see yoga or pilates classes there
17		Use village hall 'farmers market' style events
18		As there are no yellow lines in the village - does the hall really need a car park??
19		Would love to see some 'keep fit' classes i.e. yoga, pilates etc..
20		I think it is currently well managed and maintained and am glad there may be more pub nights
21		Not sure if a village shop is sustainable. There is probably a good reason for previous shops in village not surviving.
22		It is a lovely village hall, but if changes were needed which affected the façade it should be considered
23		I would support the modernisation of the kitchen/shed storage area etc.
24		we are very fortunate to have this facility
25		The village hall seems to me to be well run and well used as it is. Any plans for developing its role and services will need to take into account the need for an expanding pool of energetic committed volunteers.
26		Reference 1.11 where would the stock be held, desirable addition to the village, in reality I don't think it would work.
27		Being over 80 limits activities, we do what we can.
28		I was sorry to lose the TV licence we could have made imaginative use of it, and would like internet access.
29		Prices for village shop must be kept reasonable
30		Activities for children/teenagers are limited and should be encouraged.

1.12 Do you have any further comments regarding the village hall? *(continued)*

		The last village shop was unsustainable, and the village hall would require substantial enlargement. 31 Also there would be insufficient volunteers to run it.
		32 Could there be a space for a playground?
		A community shop would be a great asset -- maybe somewhere folk could offload extra homegrown 33 veg in the summer
		Having worked in a community shop for the past 17 years, I wonder how this would prove viable 34 with the excellent shop at Thurlestone nearby
		It is a lovely well run facility, and the heart of the village. Perhaps the village would benefit from a 35 tea room; lots of through traffic
		The village hall in its present form does not meet the requirements of a vibrant village desiring to 36 increase its usage. Consideration should be given to a new hall on a new site
		37 Table tennis club?
		38 It is a very useful facility for the village which depends on volunteers
		39 Re 1.8 I couldn't find the committee's vision
		40 We desperately need more parking
		41 would love a village shop but not sure how much support it would get
		The village hall benefits from an active and caring committee and is in a good state of repair and 42 decoration
		43 I would support a village hall car park but have worries about it being abused
		The side door access - when alone - someone has to be with me to ask a person inside to take me in. 44 I could access village hall more often if door suitable.
		45 would rebuilding village hall be more cost effective and result in a better building?
		I would like to know exactly the village hall's committee's vision to improve the facilities before 46 giving it a 10!
		This is difficult to answer as we are nearer to Thurlestone and consider this our village, rather than 47 South Milton.

1.13 How often do you use the following facilities in adjacent parishes?

HOW OFTEN	Frequent	Weekly	Monthly	Occasional	Never
Pubs/hotels	12	24	38		6
Post office/shops	51	53	22		0
Playing fields	2	12	2	19	
Playgrounds	1	5	4	36	
Skatepark	0	1	2	2	
Allotments	0	0	1	0	
Kingsbridge Leisure Cent	15	15	3	53	
Public library	3	4	10	74	
Youth clubs	0	1	0	1	
Churches	2	12	7	60	

WHAT STOPS YOU USING	Cost	Hours	Events	Access	Other
Pubs/hotels	18	0	1	4	20
Post office/shops	3	1	3	3	23
Playing fields	0	0	5	2	32
Playgrounds	0	0	4	2	37
Skatepark	0	0	5	2	37
Allotments	0	0	4	1	40
Kingsbridge Leisure Cent	5	1	4	2	29
Public library	0	2	2	4	32
Youth clubs	0	0	6	1	36
Churches	0	0	2	1	37

1.14 Do you think there is adequate provision for the following?

	Yes	No	Don't know
Parent and toddler groups	53	5	
Pre-school groups	58	4	
Primary education		5	60
Secondary education		3	58
Adult education/evening cl:	43	38	

1.15 Do you have any further comments regarding education in our parish?

	COMMENT
1	Thurlestone school is too busy trying to appeal to wealthy parents and does not contribute to the village
2	We are incredibly fortunate to have the pre-school and schools we have
3	Could do more more parent and toddler groups in the village hall eg soft play or baby sensory
4	Adult learning is getting less.
5	Free transport to Thurlestone for all primary aged children
6	I think some adult ed evening classes, after their terrible demise, set up in our village hall, would be a draw for others to come from elsewhere as well as villagers here
7	? Village hall be used for more of adult ed. - and outreach services
8	I take locally to include kingsbridge
9	would welcome more village hall classes
10	It would be good to see more local communities and clubs getting more included into the school i.e. Help with sport, cooking, reading history.
11	Being retired have no knowledge of conversations think education is good in locality
12	I wish parents were made to use, therefore support their local schools and not search around the country lanes following Ofsted reports.
13	There are never enough adequate places for a better education. Not enough government money available.
14	It all seems to be satisfactory
15	Excellent schools here
16	I believe the primary school is full although not all children attending live within the parishes of Thurlestone & S.M.
17	Do we have any adult/evening classes in S.M.? It would be good

1.16 The parish is a peaceful and safe neighbourhood

	Sum	%
0	0	0.0%
1	0	0.0%
2	0	0.0%
3	0	0.0%
4	0	0.0%
5	2	1.1%
6	1	0.5%
7	5	2.7%
8	39	20.9%
9	42	22.5%
10	98	52.4%
TOTAL	187	
Lesser	0	0.0%
Neutral	2	1.1%
Greater	185	98.9%

1.17 I feel safe in my home

	Sum	%
0	0	0.0%
1	0	0.0%
2	0	0.0%
3	0	0.0%
4	1	0.5%
5	1	0.5%
6	0	0.0%
7	2	1.1%
8	18	9.6%
9	40	21.3%
10	126	67.0%
TOTAL	188	
Lesser	1	0.5%
Neutral	1	0.5%
Greater	186	98.9%

1.18 I feel safe when I am out and about in the parish

	Sum	%
0	0	0.0%
1	1	0.5%
2	1	0.5%
3	0	0.0%
4	3	1.6%
5	2	1.1%
6	0	0.0%
7	4	2.1%
8	23	12.3%
9	46	24.6%
10	107	57.2%
TOTAL	187	
Lesser	5	2.7%
Neutral	2	1.1%
Greater	180	96.3%

1.19 Do you have any further comments regarding public safety in our parish?

		COMMENT
	1	Pedestrian access to the village hall can be hazardous because of speeding motorists
		Speed limit of 20mph is very rarely adhered to. Traffic calming deparately needed, it's not safe walking in the village. Footpaths/pavements would not be possible. Large, wide "sleeping
	2	policemen" such as frequently used in French villages are really effective to keep speed down
	3	The lanes can be dangerous if drivers do not exercise enough care and caution
	4	Bad driving by visitors and tractors
	5	Disregard of 20mph speed limit
	6	Car owners speed limits
	7	The speed of vehiclles going down Horswell Lane - unsafe for children and anyone walking
	8	Speed of traffic in lanes
	9	Let's keep it that way!
		There have been a few incidents between residents at Sunnyside - nails in people's tyres, nasty
	10	notes etc.. That were a bit sunsettling but seems to have abated.
	11	Traffic speed in village needs calming
	12	No need for more street lights or pavements
	13	If there was some way to make sure ALL vehicles adhered to 20mph speed limit through village
	14	It would be good to see the odd police officer on the beat from time to time.
	15	Cars go too fast around bends.
		The speed an quantity of traffic in the village combined with a lack of footpaths makes walking and
	16	cyclng a hazarous activity.
		answer to 1.18 - 2) relates to the occasions when I walk into the village and it is alarming when
	17	vehicles past at speed and closely 10) relates to personal safety which is not an issue.
		Traffic is too fast tractors are a nightmare. I kow they have a job to do, but from South Milton Lane
	18	end, to the turn off to beach way, too fast. Also 20 mile an hour through village is not used by many.
		*1.19 If I was infirm I would be concerned about the speed of much of the traffic passing through
	19	the village.
	20	Vehicles are often driven too fast especially farm vehicles.
	21	Please do not introduce street lighting
	22	Very happy here always someone to give a hand when needed
		The neighbourhood watch group works well. Through traffic and tractor traffic have increased
	23	substantially in the past few years. The safety is compromised (no pavements).
	24	The speed limit signs could be more prominent
		Some of the tractors driven by the young travel far too quickly. We did want the farms to continue
	25	for ever
	26	Concern for the traffic speed in the village with a disregard for the 20mph limit
		Concern re traffic speed for pedestrians. 20mph speed limit should be enforced and offenders
	27	prosecuted
	28	Hedges cut more often. Drains cleared and roads swept regularly
		We would be much safer walking in our village with a 20mph legal requirement, and very visible
	29	signs and 20mph written on the road until right out of the village. The road out of the village from
	30	the Old Post Office is used as a racetrack! There are many blind entrances there
	31	Traffic speed through village -- need for 20mph enforceable speed limit
	32	The traffic is much too fast for walkers and other transport
	33	Speed from cars and lorries through the village and on minor roads to S Milton Sands
	34	apart from danger of summer traffic to the beach (cafe)
		Sadly having our 2 statues - a pig and a lamb - pinched off our doorstepas left us feeling less
	35	secure!
		need a speed and weight restriction on vehicles in the village

1.20 Do any of the following cause you direct concern in the parish?

	Sum	%
Dog fouling	107	56.3%
Traffic congestion	80	42.1%
Litter	34	17.9%
Fly tipping	16	8.4%
Noise pollution	13	6.8%
Burglary	8	4.2%
Anti-social behaviou	6	3.2%
Air pollution	4	2.1%
Vandalism	3	1.6%
Car crime	3	1.6%

1.21 Do you have further comments or concerns regarding public safety in the parish in general?

	COMMENT
1	Not concerned by burglary/crime but still aware of increasing frequency
2	Dog fouling is a real problem (I speak as a dog owner). Rubbish/food/drink packaging thrown from cars is disgraceful
3	Lots of beach traffic!
4	Lots of vehicles go more than 20mph
5	The traffic issues are mainly in the summer months
6	People don't know how to reverse their vehicles
7	Traffic congestion is inevitable and I just accept it
8	Not exactly traffic congestion but parking around the junction of Horswell Lane opposite the old post office.
9	going to the beach - Horswell Road. Too busy during summer. Prevent further development of beach café
10	I think that the green lanes could be better maintained
11	Please see 1.19 for why I have listed two 'yes' answers. Generally it is lovely.
12	It is an incredibly safe place to live and I feel lucky to live here
13	If traffic continues to increase to beach and café at S. Milton sands - road not up to it (also at the Barn) concerned that as more charges for disposing waste there will be more fly-tipping
14	See 1.19
15	Dog owners allow dogs to foul on farmland/near footpaths and do not pick it up. Litter thrown from cars returning home to South Milton or Thurlestone such as fast food wrappers
16	On rare occasion speeding on the road from south Milton toward the links
17	during the peak season times on a couple of very warm days the road to the beach was grid locked, this would be unsustainable if it got any worse.
18	I would like to see the whole Parish from Sutton/Upton to the beach a 20 mile an hour zone.
19	The amount and speed of traffic through the village seems the greatest safety hazard.
20	South Milton is a lovely place to live, very safe and most of the people are very kind and helpful.
21	The congestion is a fact of life within Devon lanes, whos beauty compensates for any delays at busy times. Expand passing places on Horswell Lane.
22	As with everywhere these days, cycling on the main roads to the beach one has to be careful with motorists
23	Noise pollution, very rare, when wind in right direction can hear music from Barn
24	Traffic congestion between Thorntons and the beach makes for an unnerving walk to the sea in summer
25	Litter on beach
26	Concerned that roads as narrow as Horswell Lane are part of a designated cycle way
27	congestion in Horsewell Lane during summer months
28	traffic congestion on road to beach. Maybe need more passing places especially if the beach cafe is enlarged.
29	dog fouling bothers me most. Traffic congestion in Horswell Lane is very bad in summer.
30	Dog fouling

1.22 I would like to see more open space designated for leisure activities within our parish

	Sum	%
0	9	4.9%
1	2	1.1%
2	8	4.3%
3	9	4.9%
4	10	5.4%
5	59	32.1%
6	20	10.9%
7	12	6.5%
8	25	13.6%
9	9	4.9%
10	21	11.4%
TOTAL	184	
Lesser	38	20.7%
Neutral	59	32.1%
Greater	87	47.3%

1.23 I would like to see more sport taking place within the parish

	Sum	%
0	4	2.3%
1	1	0.6%
2	6	3.4%
3	9	5.1%
4	8	4.5%
5	69	39.2%
6	25	14.2%
7	10	5.7%
8	17	9.7%
9	7	4.0%
10	20	11.4%
TOTAL	176	
Lesser	28	15.9%
Neutral	69	39.2%
Greater	79	44.9%

1.24 Our Neighbourhood Plan should include provisions for more public open spaces within the parish for the future

	Sum	%
0	10	5.5%
1	2	1.1%
2	5	2.7%
3	8	4.4%
4	9	4.9%
5	47	25.7%
6	23	12.6%
7	15	8.2%
8	22	12.0%
9	18	9.8%
10	24	13.1%
TOTAL	183	
Lesser	34	18.6%
Neutral	47	25.7%
Greater	102	55.7%

1.25 Do you have further comments regarding the open spaces within our parish?

	COMMENT
1	A play area/climbing frame/park would be great for the children
2	I agree it would be good but not sure where it would go
3	We have beautiful natural/rural public spaces in our parish. Man-made ones attract rubbish & quickly fall into disrepair as they're never exactly what people want to use.
4	Why bother? We have a beach
5	A place for the fete, etc is good but we do have fantastic beach on our doorstep
6	I would support of an open space for children to play ball games, etc. The beach is near but parents have to drive children there when children are young.
7	The village games day is very popular and it would be ideal if the parish was able to acquire and open sapce of sufficient size to play cricket/rounders/games
8	I think there are plenty of areas for leisure and sport in the area and surrounding parishes. I think that adding them to south Milton may make us attractive for housing development
9	Lots of nearby leisure facilities and open spaces
10	Do the parish own land to provide public open spaces? If so, the younger generation need a play park/football pitch
11	A public field would be nice to play football or jog round
12	Where? How?
13	So long as villagers continue to generously 'lend' their gardens for summer fetes etc I don't see we have a problem. It makes us feel like a community.
14	It would be good to have a recreation ground in the village. Place to meet others and take exercise and somewhere for children. Also including exercise equipment for adults.
15	Lots of walks locally - good facilitie in Kingsbridge and other nearby places. This is a rural community can't have everything in village/parish - also need to support what is available nearby or lose some facilities.
16	Do we have a shortage? We have some very generous landowners and why have to find budgets to construct and maintain spaces?
17	meeting place for children
18	Other than the beach there is a complete lack of communal open space for playing, sport, picnicing. There is nowhere for my children to kick a ball about or climb a tree.
19	Public open spaces have to be managed and funded. It is a feature of the village that informal goodwill provides spaces for church fetes, village sports and the beach is a wonderful multi-purpose space.
20	All three comments are desirable but realistic?
21	Probably required for younger generation
22	We have a beach which many would like to have.
23	ref. 1.24 - I am not aware of a great need for public open spaces currently, but it could be needed if we had crowded building developments in the future.
24	There will be a great need for our future generation to have more public space, even when new building do take place. A beautiful swimming pool and all this would provide especially for families and the elderly - disabled, what a joy this would give to so many. Tennis courts etc., there must be more land made available.
25	A sports pitch and playground would be welcomed.
26	Any further open spaces would be to the detriment of the farmers.
27	The parish is one large beautiful open space, ideal for teaching youngsters about the country(side)
28	There are a lot of children and visiting grandchildren -- a small park would be a great addition
29	Just fields/views really. Perhaps a tennis court for some people.
30	Provision for a community orchard and allotments
31	For a young family with small children there is no very immediate facility. The beach is fantastic for them, of course, but they may need the use of a car
32	Our village is made up of retired persons, so until we can encourage more youngsters I can't see the point
33	nice to have a communal area to sit and walk in
34	would like a village green area
35	A disadvantage of a play area is litter and vandalism. This could be expensive for the parish to maintain.
36	sufficient number of footpaths

**1.26 I believe the surgeries in Kingsbridge and Salcombe,
along with the South Hams hospital in Kingsbridge are sufficient to serve the needs of our parish**

	Sum	%
0	2	1.1%
1	1	0.5%
2	5	2.7%
3	8	4.3%
4	6	3.3%
5	17	9.2%
6	8	4.3%
7	31	16.8%
8	42	22.8%
9	24	13.0%
10	40	21.7%
TOTAL	184	
Lesser	22	12.0%
Neutral	17	9.2%
Greater	145	78.8%

1.27 There are sufficient caring services locally available to the parish

	Sum	%
0	3	1.7%
1	2	1.2%
2	2	1.2%
3	5	2.9%
4	9	5.2%
5	65	37.6%
6	21	12.1%
7	30	17.3%
8	15	8.7%
9	9	5.2%
10	12	6.9%
TOTAL	173	
Lesser	21	12.1%
Neutral	65	37.6%
Greater	87	50.3%

1.28 Do you have further comments regarding the health infrastructure in our parish?

		COMMENT
	1	South Hams hospital has capacity but it's not being used to full capacity to serve our needs. All bed spaces must be utilised to make the service sufficient. Care for elderly is poor nationally our area is no exception. GP surgeries can cope at present, but would need expansion if S Hams population increases
	2	I feel there is great difficulty in providing services to care for elderly in their own homes, also service provided by 111 out of hours and at weekends can be inadequate
	3	The Norton Brook surgeries are excellent and well staffed but ambulances come from Plymouth/Torbay and so can take over 40 mins
	4	I use Norton Brook which has good service in general however it is concerning feels isolated in case of emergency. Could train someone in the village to be a first responder? Some sort system in place to assist people in getting defibrillator if needed- if someone is on phone to emergency services, how can they get defibrillator? Maybe could have a buddy system with neighbour
	5	It would be good to see more services available in Kingsbridge at the South Hams hospital, such as more clinics and longer opening hours
	6	At the moment they are coping but if the area continues to grow they will struggle to meet demand. I have heard that caring in the home services are sparse
	7	South Hams Hospital should have all beds used and fully staffed
	8	Concerned about residential care for elderly
	9	Health services cannot function without good care services - all areas need is support more joined up working between health and social care. The village appears to be v.good at supporting each other. Need to ensure noone slips through net if elderly/infirm or unwell. BUT much (?) for people friendly than other area of S Hams we have lived in.
	10	Would like to be able to collect px's from the Salcombe surgery instead of having to collect from alternative chemists etc..
	11	Rarely used but experience of others seems good.
	12	Possible volunteer list of candidates to collect and deliver prescriptions for housebound/elderly
	13	I have little knowledge of caring services
	14	Despite score on the positive side above, I'm sure healthcare will become an increasing worry in the future.
	15	Should be more care places for people on their own, to stay where they feel safe to help with their recovery.
	16	The South Hams hospital offers limited services and Torbay/Plymouth are too distant for A&E.
	17	Re 1.27 No experience of caring services
	18	Great efforts with defibrillator in the village hall
	19	Concern no 24-hour hospital drop-in. Perhaps more awareness of our defibrillator/first aiders
	20	A constantly ageing population will put a strain on the existing facilities
	21	I feel more in-patient beds at the South Hams Hospital would strongly enhance the lives of many patients, rather than in Derriford, for the final part of their recovery. The 'out of hours' GP service for emergencies, and ambulance availability is worryingly lacking
	22	Out of hours GP service is inadequate and too remote
	23	South Hams hospital needs to be staffed properly at the weekend so need to go to Derriford at w/e
	24	Any car park should be a village facility not just for the village hall. The parking of cars on the road around Backshay is a problem and many are left for considerable periods of time.
	25	More day care provision and social care to support people in their own homes for as long as possible
	26	Because of the economic circumstances of our country I do not think these services will improve, but would be very pleased if they could.
	27	It is very difficult to contemplate living here as we get older because of the difficulty accessing GP services

1.29 Please use the space below if you wish to add any further comments regarding any question in Section One, Our Parish Life

	COMMENT
1	I am generally happy with the parish at the moment although outside the school there is very little provision for families with children of school age. Toddlers and babies have resources at the village hall but very little within the village for older children. Under 5's and retired people seem very well catered for.
2	Would be nice to see more on offer for children 5 - 16
3	Village Hall; according to a local caterer who regularly uses our hall it is far better to cater in than Thurlestone Hall's kitchen.. The meeting room provides a good prep area. Why not consider the existing space and use it more efficiently? Combine back room & kitchen space to give better facilities with good prep space. Leave table and chairs at end if needed. Spend money on decorating, lighting & music. The hall area is an ideal size for functions. Bigger is not always better!
4	Appreciate having a defibrillator and regular sessions to update CPR skills, however for most residents it would be impossible to get it from the village hall and perform CPR. I don't know the answer to this, but there could be some thought put to this problem
5	The Village Hall committee should ask villagers what events they would like held in the hall and and village to involve more people
6	I love the parish as it is and would only want to see small localised development. There is nothing better than the views and birdsong in the day and clear, star filled skys at night. More development would spoil that
7	Re 1.1 - The local footpaths have disintegrated over the last ten years to be not advisable to walk through or down, no hedgerow cutting back for the last 15 years. So lanes and footpaths are not viable to walk down!!!!
8	Keep up the good work, it's a fab place to live.
9	Increased development would probably result in increased street lighting and therefore increased light pollution
10	Working full-time and long hours makes it impractical to use local facilities to the full i.e. meetings/events in the village hall. It is the beautiful countryside on our doorstep that we really value and don't really need lots of organised activities or 'creative' leisure amenities eg 'public open spaces'.
11	More activities which appeal to younger generations moving into the village eg yoga classes, book groups, more frequent pub events, open mic nights
12	We adore living here and are very excited to raise our baby here. Particularly I would like to say how wonderful the Beach House is and how well the beach is taken care of, this makes South Milton an extra special place to live.
13	There are no recycling facilities in village
14	Would really welcome a village shop/pub as a place to meet up. Would enjoy more clubs in the eve to suit working people - e.g. exercise/yoga/pilates. Also how about a reading club - maybe one for the youth and another for older people?
15	I think the community spirit is evident in the active church and village hall but also in the way people care for each other informally and in the proactive parish council.
16	I feel that public transport could be improved as it is difficult to get inot Kingsbridge without a car. Futhermore, the school buses were rgularly late and on several occasions the secondary school bus did not arrive at all, therefore in answer to question 1.1. I would like to have put good access to Kingsbridge, but this is only true by car.
17	I think the parish should suggest a green field for modest housing development (10-20 houses), to provide the opportunity to create affordable housing, a sports ptich/playground and possibly car parking for the hall. Infill development will not contribute significantly to such improvements. A planned development is preferable to one being imposed on the village by third parties. Government policy requires expansion to meet population growth.
18	Many of our footpaths are very overgrown and difficult to negotiate. Maybe something along the lines of the 'beach cleans' could be organised for the footpaths to be cleared
19	Not sure if it is a parish asset, but the church bank could be improved -- weeds removed, wild flowers planted. Also, the general tideiness of the main street, particularly between the church and village hall; brambles, weeds, ivy etc removed. Occasional volunteer work party?
20	Development of Beach Cafe should not be allowed. It is a very useful amenity but its size is just right for the beach and surrounding area. An ice cream van parks by the beach entrance from the car park at the end of Links road on yellow line. A pizza van and fish & chip van park in this car park to sell. None of these should be permitted in an AONB.

SECTION 2

OUR HOMES RESPONSES SUMMARY

2.1 Do you think there is a need for more housing provision in the parish over the next 20 years?

	Sum	%
0	25	13.3%
1	6	3.2%
2	6	3.2%
3	12	6.4%
4	11	5.9%
5	25	13.3%
6	22	11.7%
7	27	14.4%
8	28	14.9%
9	7	3.7%
10	19	10.1%
TOTAL	188	
Lesser	60	31.9%
Neutral	25	13.3%
Greater	103	54.8%

2.1a If you think there is a need for more housing, do you think it should be

	Sum	%
Within the existing development boundary	84	53.8%
Outside the existing development boundary and outside the Heritage Coast	14	9.0%
Anywhere suitable in the parish	58	37.2%
TOTAL	156	

2.1b **Should new housing be built in small or large developments?**

	Sum	%
Developments of 1-3 houses	128	77.6%
Developments of 4-9 houses	35	21.2%
Developments of 10 or more houses	2	1.2%
TOTAL	165	

2.2 Do you or your family have a need for a specific type of housing in South Milton parish?

	Sum	Sum	Sum
TYPE OF HOUSING (rent = 1 Rent	Buy	Shared	
Affordable	9	1	0
Private	5	13	0
Sheltered	3	2	0
Adapted housing for disabl	2	1	0
Live/work	1	6	0
Self-build	3	15	0
TOTAL	23	38	0

NO OF BEDROOMS (use fractions where needed, eg 2/3 bedrooms input 2.5)

Affordable

Private

Sheltered

Adapted housing for disabl

Live/work

Self-build

Few responded to this part of the

question. Those that did specified two

or three bedrooms with a few specifying

a single or four bedrooms

Thinking about the needs of the parish over the next 20 years
2.3a How great is the need for affordable housing?

	Sum	%
0	12	6.6%
1	0	0.0%
2	8	4.4%
3	7	3.9%
4	8	4.4%
5	29	16.0%
6	16	8.8%
7	30	16.6%
8	26	14.4%
9	10	5.5%
10	35	19.3%
TOTAL	181	
Lesser	35	19.3%
Neutral	29	16.0%
Greater	117	64.6%

Thinking about the needs of the parish over the next 20 years
2.3b Should legal agreements be added to planning permissions for affordable housing to give priority to people with local connections?

	Sum	%
0	9	5.0%
1	1	0.6%
2	2	1.1%
3	2	1.1%
4	0	0.0%
5	12	6.7%
6	12	6.7%
7	13	7.3%
8	28	15.6%
9	24	13.4%
10	76	42.5%
TOTAL	179	
Lesser	14	7.8%
Neutral	12	6.7%
Greater	153	85.5%

**2.3c Thinking about the needs of the parish over the next 20 years
Should we provide for live work units?**

	Sum	%
0	30	16.9%
1	2	1.1%
2	8	4.5%
3	5	2.8%
4	13	7.3%
5	40	22.6%
6	19	10.7%
7	16	9.0%
8	22	12.4%
9	10	5.6%
10	12	6.8%
TOTAL	177	
Lesser	58	32.8%
Neutral	40	22.6%
Greater	79	44.6%

**2.3d Thinking about the needs of the parish over the next 20 years
Should we provide for self-build houses/flats?**

	Sum	%
0	33	18.2%
1	8	4.4%
2	12	6.6%
3	7	3.9%
4	5	2.8%
5	42	23.2%
6	18	9.9%
7	15	8.3%
8	20	11.0%
9	8	4.4%
10	13	7.2%
TOTAL	181	
Lesser	65	35.9%
Neutral	42	23.2%
Greater	74	40.9%

**2.3e Thinking about the needs of the parish over the next 20 years
Should we provide for sheltered housing for the elderly?**

	Sum	%
0	16	8.8%
1	2	1.1%
2	5	2.7%
3	6	3.3%
4	6	3.3%
5	30	16.5%
6	15	8.2%
7	24	13.2%
8	37	20.3%
9	16	8.8%
10	25	13.7%
TOTAL	182	
Lesser	35	19.2%
Neutral	30	16.5%
Greater	117	64.3%

**2.3f Thinking about the needs of the parish over the next 20 years
Should we provide for open market housing?**

	Sum	%
0	54	30.5%
1	10	5.6%
2	15	8.5%
3	13	7.3%
4	14	7.9%
5	28	15.8%
6	12	6.8%
7	10	5.6%
8	11	6.2%
9	2	1.1%
10	8	4.5%
TOTAL	177	
Lesser	106	59.9%
Neutral	28	15.8%
Greater	43	24.3%

2.4 Are there any specific locations in the parish which you consider suitable for new housing development?

	COMMENT
1	No
2	They would have to be built on farmers fields as there is no other apparent available space
3	Middle Park - opposite side of road to existing affordable housing. Junction to Sutton, area of land with previous planning permission granted
4	Field by village hall
5	Wakeham farm buildings as it is no longer a farm
6	Field behind village hall
7	No
8	Wakeham farm
9	None
10	None
11	No
12	No
13	None
14	The barns towards Lane End on the left
15	No
16	Certainly not on any land that has not been previously developed!
17	Behind Backshay
18	The field in Wakeham Farm, below lane that lead to Trutes Court.
19	Land adjacent to old fruit farm
20	Keep parish small - there are other parishes that have far better infra-structures that can sustain further development
21	The only sites within devel.bound are the largish plots with ugly, inefficient 60's bungalows/houses.
22	Extend middle park - building in a line across to Links Rd.
23	On the Thurlestone road
24	Infill
25	NB No replies given to Q2.3 a-f
26	Farming land must be preserved. Infilling only
27	Don't know (depends if it spoils our lovely views). The big dilemma!
28	Behind village hall and land between barns near Sutton up to existing houses
29	Behind village hall
30	Barns at Sutton
31	Land behind existing houses and village hall from barns near Sutton to Hillingsdown
32	Such sites unknown to me
33	No knowledge of such sites
34	Any site within or immediately adjoining existing development but for no more than 10 houses per site
35	North of the village hall, and east between village and wakeham farm buildings at sutton so access can be obtained without the need to go through the village
36	Possibly within the garden area of some properties with adequate land
37	Behind hall to include car park for hall
38	area behind village hall
39	No
40	None
41	see below (2.6) comments
42	Since all the land is owned by someone, I find this question impossible to answer.
43	The field surrounding the centre of the village e.g. opposite the church
44	the village should develop around the core centre of the church, village hall, backshay to change from a long thin village to an oval/round village.
45	None
46	between Thurlestone Sands House and Links Court and between Backshays Close and the church in the long term
47	the field behind the cemetry or the field opposite Kerse Lane (not the nursery one)
48	behind the village hall
49	Land at the rear of the village hall is ideal for a small development of 5 units of housing.
50	behind the Willows
51	field behind Goldings, Meadows Meet, Manor Cottage, 1 & 2 Lower Court Cottages
52	just infilling
53	No, leave the parish as it is.
54	behind the village hall
55	no room for more building

2.5 Do you think any of the following is important for new housing

	Important	Preferable	Unimportant	TOTAL
Designed in a traditional style		51	12	175
Designed in a contemporary style	7	12		123
Includes car park spaces/garage		45	3	181
Includes live/work opportunities	30		54	144
A limit of two stories above the ground		23	5	176
Reflects current standards of energy conservation		43	2	172
Respects the local heritage and conservation areas in use of materials		30	3	172
includes private gardens		57	11	172
Includes green spaces around developments		53	18	162

2.6 Please use the space below if you wish to add any further comments regarding any questions in Section Two, Our Homes:

	COMMENT
1	In my opinion the only houses the parish requires are affordable houses for young people after all they are the future of our village
2	South Milton doesn't require affordable housing. Young people know that a "chocolate box", seaside village is not somewhere they can afford to get a foot on the property ladder. No facilities in the village are provided for this group of people, once they have worked their way up the ladder they will be able to move back and might suit the older demographic more.
3	The idea of additional/affordable housing is tempting, but it would be at the expense of the charm/feel of the parish. To build enough affordable housing to make a difference would change the façade of the village, and if new developments including features that enhance the village take place, (ie large houses, big gardens, nice looking) they would simply be snapped up as second
4	homes as no local person could afford them anyway. No developments please: individual units dispersed around parish perhaps
5	Small developments of a few traditional style cottages infilling within the current development boundary would not detract from the village's pretty, traditional feel. A larger development of "affordable housing" if visible/central in the village would ruin the ambience & character, taking
6	away reasons why people have chosen to buy homes and settle in South Milton With reference Q2.1 I think it is imperative we protect the Heritage Coast for future generations; ie our NP should endorse the policy expressed in paragraph 114 of the NPPF
7	With no school, pub or shop I can't see how more housing is a good idea. It will just mean more people on already busy lanes
8	As our village is part of AONB area the parish council should be forceful towards the planning committee about the present day architect's vision of designing glass houses which are not in keeping with our village structure
9	Development should be kept to a minimum
10	I would not want to see the population increased in the village or the density of housing increased. We would move if that happened.
11	Any homes built should be as sympathetic to the surrounding ANOB as possible, use local builders and some local materials to support local business. But expansion should not take away the integrity of the small size of the village.
12	Not for second homes, to be sold to others, as then won't be any for our locals. too many second homes already in our two villages
13	Should have max energy conservation. Push for self-build for 'locals'. Also, need to consider light pollution in design. There is a trend for huge windows into apex of roof that look like cruise ships in the night.
14	All new homes regardless of being affordable should be built in a sustainable way and reflect the need to reduce carbon emissions by being energy efficient. They should also be built to reflect the local architecture and building materials available locally. Landscaping would also be an important feature.
15	There are few or no houses to downsize into - lots of older couples and singles who need to stay in the village for social reasons but have to stay in larger houses - perhaps a village development group could buy and knock down Marlin, The Willows, Manor Lodge, Dolphin Cottage for instance and build some smaller town-house style properties.
16	No houses should be built beyond the need to house local village(rs) and families within the village. I object most strongly to 'affordable' housing being built in the village for the sake of it, and then as not enough local youngsters are able to afford them. Then the problem starts as unemployed people from towns are put into them

2.6 Please use the space below if you wish to add any further comments on Section 2, Our Homes
(Continued)

		COMMENT
	17	Re Q 2.3e Sadly, is the village ideal for the very elderly and infirm with no pavements and no shops?
	18	Any house is acceptable to me as long as it is within sensible boundaries and fits in with its surroundings
	19	Provision should be made for affordable housing in a number of ways -- some renting, starter homes, shared ownership, etc, with an emphasis on meeting the housing needs of those with local connections. Some open market housing may be necessary to cross-subsidise
	20	Having sat in on several meetings where the subject of further development has been discussed, I feel that generally people who already have homes to live in have very little appetite to see more development near to them, and wish to preserve their own lifestyle. This questionnaire seems to have come about due to a planning application relating to land close to the new church yard, which was not welcomed.
	21	The design of the housing should be sympathetic to the site and take account of the nearby buildings. The village needs to accommodate new designs as well as traditional.
	22	I would only support more homes if there was also provision for footpaths and cycle paths and communal green spaces to ensure car use was reduced.
	23	Difficult to generalise, really needs to be decided against specific applications/ideas
	24	I have no knowledge of the following locations being available, but if they are: Barns at Sutton, Church Land (opp Church*) * can SHDC's ruling on this land be challenged? Feoffees land (Sutton Cross), Behind village hall.
	25	The field opposite the church, owned, as I understand by the Church commissioners, could be suitable for low cost housing or even temporary units such as supplied by Ikea to the UN for refugee use. There seems to be some secrecy about the ownership/rental of this land.
	26	I think nimbyism on a grand scale will exempt out any thoughts of building in the parish. (remember Jonathan Munday's farmyard). Is mooted?
	27	Please refer to my comments in section 1 I hadn't realised there was a housing section when writing them.
	28	2.5 - there is a substantial ribbon housing in the village. Access roads to other areas must be built in when new homes are built, and infrastructure improved - water/sewage/roads/electricity/internet
	29	Really we would like to say no to building more homes in the village but the population is increasing and it's something that we have to accept that more houses must be built. However, green spaces are important to the population too.
	30	I think this is the most important subject in the questionnaire. The village of SM I believe should build 5-10 houses in the next 20 years but only affordable houses to buy help the younger people of the parish to stay here when they need their own homes. No single plots should be given permission as this will only attract rich outsiders to buy second homes of which we have too many already. There are several small areas in the village where small modest houses could be built and would not scar the landscape. This needs careful planning taking in adjoining properties and open spaces. I have 40 years' experience in dealing with council planning including historic properties.
	31	I am not against building new houses in our village/area as long as they are in keeping with our village and affordable for local people. When we lived in Thurlestone at least 20 new homes were developed from the old shop, the farm, they were bought as second homes apart from 2-3 at the most. If we build locally it must be for local people or people who are going to live full time in our village.
	32	no development please
	33	To be able to build houses where needed for locals to be able to stay in the village especially in the farming community.

SECTION 3

OUR VILLAGE ECONOMY RESPONSES SUMMARY

3.1 Where is your main place of work?

	Sum	%
I work within the parish	22	11.6%
I work outside the parish	58	30.5%
I work from home	38	20.0%
I work from a purpose built building within the parish	8	4.2%
I am retired	97	51.1%
I am unemployed	0	0.0%
I am not in employment	4	2.1%

3.2 Should any of the following business activities be encouraged in and around the parish?

	Sum	%
Agriculture/Horticulture	171	90.0%
Tourism	109	57.4%
Small business development	112	58.9%
Small scale industrial development	29	15.3%
Working from home	157	82.6%
Renewable energy	84	44.2%
Retail	73	38.4%
Other	9	4.7%

3.3 I support the expansion of current businesses to maintain economic growth within the parish

	Sum	%
0	8	4.4%
1	1	0.5%
2	3	1.6%
3	6	3.3%
4	10	5.5%
5	37	20.2%
6	22	12.0%
7	28	15.3%
8	32	17.5%
9	8	4.4%
10	28	15.3%
TOTAL	183	
Lesser	28	15.3%
Neutral	37	20.2%
Greater	118	64.5%

3.4 I am in favour of the diversification of farms and farmland within the parish

	Sum	%
0	13	7.0%
1	2	1.1%
2	7	3.8%
3	10	5.4%
4	7	3.8%
5	32	17.3%
6	24	13.0%
7	22	11.9%
8	33	17.8%
9	11	5.9%
10	24	13.0%
TOTAL	185	
Lesser	39	21.1%
Neutral	32	17.3%
Greater	114	61.6%

3.5 I am in favour of diversification of other businesses within the parish

	Sum	%
0	17	9.3%
1	5	2.7%
2	4	2.2%
3	10	5.5%
4	11	6.0%
5	48	26.4%
6	16	8.8%
7	24	13.2%
8	24	13.2%
9	7	3.8%
10	16	8.8%
TOTAL	182	
Lesser	47	25.8%
Neutral	48	26.4%
Greater	87	47.8%

3.6 Small business sustainability is important to the long-term future of the parish

	Sum	%
0	11	6.0%
1	3	1.6%
2	4	2.2%
3	9	4.9%
4	8	4.3%
5	29	15.8%
6	13	7.1%
7	21	11.4%
8	38	20.7%
9	17	9.2%
10	31	16.8%
TOTAL	184	
Lesser	35	19.0%
Neutral	29	15.8%
Greater	120	65.2%

3.7 I am in favour of encouraging more tourists to visit our parish

	Sum	%
0	14	7.6%
1	3	1.6%
2	12	6.5%
3	12	6.5%
4	10	5.4%
5	32	17.3%
6	19	10.3%
7	35	18.9%
8	19	10.3%
9	6	3.2%
10	23	12.4%
TOTAL	185	
Lesser	51	27.6%
Neutral	32	17.3%
Greater	102	55.1%

3.8 To sustain our parish as a viable working parish we need to be flexible and welcome change

	Sum	%
0	3	1.6%
1	3	1.6%
2	8	4.3%
3	7	3.8%
4	3	1.6%
5	27	14.6%
6	18	9.7%
7	47	25.4%
8	29	15.7%
9	16	8.6%
10	24	13.0%
TOTAL	185	
Lesser	24	13.0%
Neutral	27	14.6%
Greater	134	72.4%

3.9 The Neighbourhood Plan should allocate sites for employment within the parish

	Sum	%
0	27	14.4%
1	8	4.3%
2	14	7.5%
3	8	4.3%
4	8	4.3%
5	39	20.9%
6	18	9.6%
7	26	13.9%
8	22	11.8%
9	3	1.6%
10	14	7.5%
TOTAL	187	
Lesser	65	34.8%
Neutral	39	20.9%
Greater	83	44.4%

3.10 What, if any, changes would you like to see regarding employment strategies/policies in the parish

	COMMENT
1	Not aware that many people work in the parish, rather live in the parish but work in larger towns? Why do we need alter this? Non-domestic solar panels, very contraversial - not environmentally friendly in their production & disposal. Not a good example of farming diversification. Diversification with green crops for heating & alternative energy sources; such as quick grwoing trees for firewood - would be far better environmental consideration
2	We should encourage people to work from home in cases where their business does not generate additional traffic
3	To encourage the right businesses to the parish
4	Re: 3.7 Encourage more 'local' events rather than lots of tourists - get all local communities doing more together
5	I think distinctions should be made between types of business that should be encouraged as 'work from home'. A journalist who writes and sends work out by email doesn't add to traffic or costs on infrastructure. A small craftsman or retailer who has customers visiting him will add to traffic and pollution with people making special journeys. Better to have these guys in towns or ind. estates.
6	These guys then do their shopping/recycling/library visits and these don't need to be provided in Small workshops for people to set up and trade from
7	Work/live spaces and working at home are suitable options for the village. Tourism is not particularly viable as the village does not have the services to support it.
8	None
9	I don't know what the strategies and policies are.
10	South Milton cannot support much business development without wider roads which would spoilt the character of the village.
11	The ability for small businesses/home working is increasing and will help enhance vitality, encourage young families to live here and allow the village to thrive.
12	It is not a parish for 'offices' or 'shops' it is for families or people retiring to the area.
13	None
14	Please maintain the status quo
15	More live/work units. An outlet for local artists and craftsmen
16	Not without adequate parking facilities
17	Tourism is important to the area and creates employment
18	keep the limited bus service to the villages going
19	Beach cafe is a welcome facility but should not grow too much. Vans selling pizza etc in beach car park are noisy and should not be allowed. Any diversification of farms and businesses should have no impact on the village.
20	I am tempted to say keep the parish as it is but we need to go forward - we need to be flexible and welcome change (not too drastic!). We need to keep up in many ways with the rest of the area, otherwise people will pass us by. I would like to see employment strategies/policies in the parish kept to a number of small ventures rather than one big one.

SECTION 4

OUR INFRASTRUCTURE RESPONSES SUMMARY

4.1 Do you use the following public transport?

	Frequent	Weekly	Monthly	Occasional	Never
Public buses	2	4	6	61	
Community buses	0	1	0	5	
Taxis	1	4	5		77
Trains	2	2	10		58
Car sharing	3	7	4	42	
Other	1	0	0	0	8

4.1a Please comment on the convenience, suitability and quality of available public transport

	COMMENT
1	As good as can be expected but less than perfect - I use the car
2	Public buses should not be allowed to be cut, important to keep service running to allow non-car owners/elderly to remain in the village
3	It appears to be extremely limited!
4	Not bad but too infrequent to rely on
5	My son uses the school bus
6	My children use the school bus which works very well and reduces congestion
7	Bicycle more than once a week
8	Seems perfectly adequate
9	Absolutely fine in all respects
10	I think a village car share scheme that was well run would be an asset.
11	? Village car share on website
12	Public transport seems poor, when I cannot drive I shall be marooned.
13	When we could comfortably walk the 5/6 miles to Salcombe Road, bus services seemed adequate. Now we cannot so the services through the village seem skimpy on occasions when we cannot drive.
14	Own car
15	I would like to use the bus but it is too infrequent to be used as the timings do not work for me.
16	I would use the buses into Kingsbridge if they were more frequent.
17	Public buses need improving as they are not very regular
18	Public transport in the parish is under used and infrequent.
19	At present public transport is adequate; hardly used! With more affordable housing in the future, the need for more frequent bus services may increase
20	Poor bus service. My children would better from better bus services
21	Frequency of public buses to and from Kingsbridge
22	Small buses more often would be useful
23	The bus service is under pressure but essential. More car/lift sharing needed
24	Better bus service needed AND (somehow) active encouragement to residents to use buses. Cars are a pain in Devon, and also a threat to the wellbeing of the planet
25	OK for my current needs but greater frequency for the elderly would help them
26	There is no choice on our local bus for times. If you need to keep an appointment it's very difficult, or else you are having to waste time
27	A more regular service to Kingsbridge and Salcombe would be welcome
28	When I retire I would use buses if available to Kingsbridge and Salcombe
29	a more frequent bus service
30	I would consider using a public bus if I was unable to drive and if they were more regular
31	am - midday - pm bus service ok
32	OAP tickets only useable from 9.30 a.m. No use for 9 a.m. Plymouth buses
33	Can't comment on public transport as we don't use it.
34	buses far too infrequent
35	bus quite good but those using it have to stay quite a while in Kingsbridge
36	Trains: good as far as Totnes but what then? (Plymouth?). Local bus far too infrequent to be useful
37	would take a train to Kingsbridge if one existed

4.2 How many vehicles and bikes does your household possess

	0	1	2	3	4 or more
car/van	20	82	63	15	7
Commercial van	40	9	1	0	0
Motorbike/moped	40	6	1	2	0
Bicycle	31	18	25	6	18
Other	8	0	2	0	1

If your household uses one or more cars, please rate the following

4.3a Parking at home

	Sum	%	
0	105	60.3%	No need for improvement
1	10	5.7%	
2	6	3.4%	
3	3	1.7%	
4	0	0.0%	
5	17	9.8%	
6	5	2.9%	
7	6	3.4%	
8	6	3.4%	
9	2	1.1%	
10	14	8.0%	Great need for improvement
TOTAL	174		
Lesser	124	71.3%	
Neutral	17	9.8%	
Greater	33	19.0%	

**4.3b If your household uses one or more cars, please rate the following
Parking within the parish**

	Sum	%	
0	15	8.7%	No need for improvement
1	4	2.3%	
2	7	4.0%	
3	8	4.6%	
4	8	4.6%	
5	34	19.7%	Great need for improvement
6	15	8.7%	
7	16	9.2%	
8	24	13.9%	
9	9	5.2%	
10	33	19.1%	
TOTAL	173		
Lesser	42	24.3%	
Neutral	34	19.7%	
Greater	97	56.1%	

**4.3c If your household uses one or more cars, please rate the following
Parking at the beach**

	Sum	%	
0	60	35.5%	No need for improvement
1	5	3.0%	
2	10	5.9%	
3	10	5.9%	
4	5	3.0%	
5	31	18.3%	Great need for improvement
6	13	7.7%	
7	6	3.6%	
8	16	9.5%	
9	3	1.8%	
10	10	5.9%	
TOTAL	169		
Lesser	90	53.3%	
Neutral	31	18.3%	
Greater	48	28.4%	

4.3d If your household uses one or more cars, please rate the following Condition of the roads

	Sum	%	
0	8	4.4%	No need for improvement
1	4	2.2%	
2	5	2.7%	
3	10	5.5%	
4	11	6.0%	
5	30	16.4%	
6	19	10.4%	
7	21	11.5%	
8	24	13.1%	
9	18	9.8%	
10	33	18.0%	Great need for improvement
TOTAL	183		
Lesser	38	20.8%	
Neutral	30	16.4%	
Greater	115	62.8%	

4.3e If your household uses one or more cars, please rate the following Traffic congestion

	Sum	%	
0	24	13.6%	No need for improvement
1	5	2.8%	
2	11	6.2%	
3	7	4.0%	
4	9	5.1%	
5	37	20.9%	
6	17	9.6%	
7	12	6.8%	
8	26	14.7%	
9	6	3.4%	
10	23	13.0%	Great need for improvement
TOTAL	177		
Lesser	56	31.6%	
Neutral	37	20.9%	
Greater	84	47.5%	

4.3f Please comment on any transport issues or improvements you would like to be considered in the Neighbourhood Plan

	COMMENT
1	S Milton to Upton Lane, Sat Navs take people on this route, need signs to indicate lanes narrow with passing places only, often a problem here
2	Better efforts to fill in potholes, and to prevent flooding of roads after heavy rain
3	During summer and other holidays v bad traffic congestion to the beach in Horswell lane. Need more passing places
4	Serious traffic congestion in Horswell lane in the summer; many occasions cars have to use our drive and parking area to clear the traffic jams - see end of section
5	Provide a village car park - get the church to sell some of its land for this at a sensible price for the good of the <u>community as a whole</u>
6	Obviously traffic greatly increases during the three month peak summer period when tourists and locals are visiting the beach, it does cause some congestion, however I think is to be expected and has to be lived with during this short few months of the year due to the proximity of our beach
7	Locals should be able to park at the beach for free
8	Although not an issue at present, maybe in the future
9	Parking by the junction opposite the old post office should not be allowed
10	Cars driving to the beach and golf club are a nuisance at times - these are mainly people from outside the parish.
11	Fix pot holes, have free access to beach parking?
12	The lack of parking at Sunnyside is noone's fault. It is frustrating but we manage. If we could create a new space from our land we would.
13	Parking for Sunnyside could be improved
14	Some of the less used road have terrible pot holes. Not all of us have 4x4 cars and don't want to. I pay a high rate of council tax, don't have street lights but would like pot holes repaired PROPERLY.
15	The most touted site for hall car park is behind the hall but obvious access is dangerous. How about buying access through Gilbert's Yard?
16	Village hall parking
17	Church field opposite 'Webbers' should provide 1. widening of road 2. provision of parking 3. seated area
18	West Alvington in the summer months
19	See comment reference traffic in previous section.
20	With the development of the beach café serious consideration needs to be given to parking and oad access.
21	There is a need for all vehicles including taxis and tractors to be driving more carefully especially at night. Straight run into village from Wakeham Farm. The toll of dead birds and animals is far too high.
22	Provision of more passing places in Horswell Lane, provision of a village centre car park.
23	Congestion is only a problem past me during peak holiday times. Don't widen roads, keep traffic moving slowly and encourage friendly interaction between motorists. Need for cycle lanes to Kingsbridge and Salcombe, would like to see a car club here to cut down on number of vehicles and cost.
24	I think this battle has been lost - few people would use buses if we had them - economically it seems a non starter
25	Traffic congestion is only bad in the summer, but it is manageable even then.
26	Consider creating passing places along Horswell lane.
27	A village hall and/or church car park would be an asset. As would any off road parking through the village.
28	Car parking at the roadside, at the T-junction where Horswell Lane and Milton Lane meet, should be discouraged
29	I might use the bus if it went to Salcombe
30	Parking for the beach is too expensive
31	Parking at beach far too expensive, especially for holidaymakers with children
32	Luggers Hill needs resurfacing!
33	I believe Devon lanes should be preserved, not widened. Smaller cars and vehicles should be encouraged
34	Parking outside my own home is difficult as others take over
35	more passing places on road to beach
36	parking is a big issue if the village wants to encourage permanent residency. It's a 21st C issue. People have to have their own transport in order to live and work here. Unless you want to have a village that has a predominant 2nd home ownership, parking hgas to be addressed.
37	a more frequent bus service. Improvements to the road from the village to SM Sands. A few more passing places. National Trust should contribute.
38	I feel if possible there should be some parking by the beach available at a concession to those living within the parish. The facility offered by Jan Turner will not always be available.
39	the beach road is unsuitable for the amount of traffic now using it. Also there are now several delivery vans using this road daily
40	improve passing places
41	drainage on round around Whitlockworthy seems to be a problem
42	The condition of roads varies - Luggers Hill is bad. Don't get the traffic congestion - need for improvement?
43	insufficient bus service for the non-driver
44	hedge trimming on open roads (although more a Thurlestone problem) - overgrowth is reducing visibility.
	Consider mirror and/or more speed restriction

4.4 Do you think there is a need for more waste collections or recycling facilities in the parish?

	Sum	%	
0	61	32.8%	No need for more collections/facilities
1	12	6.5%	
2	14	7.5%	
3	7	3.8%	
4	8	4.3%	
5	23	12.4%	
6	4	2.2%	
7	8	4.3%	
8	21	11.3%	
9	5	2.7%	
10	23	12.4%	Great need for more collections/facilities
TOTAL	186		
Lesser	102	54.8%	
Neutral	23	12.4%	
Greater	61	32.8%	

4.4a Do you think there is a need for more waste collection or recycling facilities in the parish? If yes, please provide details below.

	COMMENT
1	Fortnightly collection is fine. Torr Quarry tip is atrocious under private management & will encourage fly tipping
2	Glass collection would be beneficial
3	Twice a month collection of each bin type in S Hams is very poor service
4	Recycling station or glass collection & plastic collection - no just bottles
5	Local recycling facility required. Glass collection
6	Perhaps during the summer could be more for our car van site
7	A bottle bank at the beach would be useful
8	More waste recycling and waste facilities at the beach
9	Need for glass items to be collected from houses
10	It would be nice if the bin men could actually turn up, we get missed about 1 in 4 collections
11	More recycling facilities needed
12	Glass/bottle recycling? Waste collectors fail to get our recycling every week as they don't want to drive up our road!
13	We could do with a 'discreet' mini recycling center
14	Dog fouling
15	The facilities at Malborough and Kingsbridge are perfectly adequate
16	There are not enough bottle banks in the South Hams
17	Recycling. The village would benefit from community compost bins, set up somewhere in the centre of the village. To be managed by a collective of those wanting to use it.
18	No need for more but they could take any spare black bags that won't fit in the bin. Very often they are just left.
19	Black bins should be collected weekly!
20	Waste collection satisfactory. Need to ? Have bottle/glass recycling BUT keep tidy. Also need to pressure for no cost at 'dump' as this encourages fly-tipping - becoming a big issue now.
21	My plastics/paper collection is often missed so up to 4 weeks before collected. A bottle bank would be good.
22	maybe a bottle bank
23	collection is fine, but more recycling facilities for those properties with trade waste collection
24	Glass recycling facility would be good
25	A village bottle bank would be very useful.
26	This is 2 questions: yes to more collections and no to recycling facilities
27	But some of the charges for small quantities of waste e.g. 5kilos of plaster board at the devon recycling depot can seem unreasonable to a householder even more so to a handyman/gardener etc.
28	Glass recycling would be an advantage
29	e.g. disposal of glass only at town tip, what do people do if they don't drive?
30	Adequate if used properly.
31	Bottle bank and dog poo bin in the village centre.
32	Bottle bank would be good, community shredder bin.
33	I am not happy about the massive charges for some items at the council recycling depot, which I am sure will lead to fly tipping.
34	Ideally we should be able to recycle as muc waste as possible.
35	A bottle bank or home collection is needed in South Milton.
36	Brown recycling bins should be emptied weekly during the summer -- maggots are a real nightmare!
37	The collection of glass bottles alongside the collection day of paper/plastics and tins -- or a bottle bank
38	The collection of food waste should be weekly
39	Bottle bank
40	More facilities, but no increase in the collection. We could have a recycling centre for glass, compost, etc
41	In summer, once a week for household waste
42	Recycling bin for glass
43	Perhaps more frequent collection of black bin material
44	could recycle more, i.e. All plastic not just bottles
45	good to have a bottle bank
46	Brown bin and recycling needed once a week especially in summer months
47	we need to be able to recycle more plastics
48	I would like to see more plastic recycling and lids.
49	are there facilities for recycling within the parish?
50	important to maintain the existing facilities
51	a bottle bank would be good. Collection of all plastic containers
52	more opportunity to recycle glass please
53	another garden refuse bin would be useful

4.5 I am in favour of the installation of non-domestic solar panels in the parish

	Sum	%
0	90	47.9%
1	16	8.5%
2	9	4.8%
3	13	6.9%
4	9	4.8%
5	11	5.9%
6	11	5.9%
7	8	4.3%
8	7	3.7%
9	1	0.5%
10	13	6.9%
TOTAL	188	
Lesser	137	72.9%
Neutral	11	5.9%
Greater	40	21.3%

4.6 I am in favour of the installation of non-domestic wind turbines in the parish

	Sum	%
0	97	51.1%
1	12	6.3%
2	10	5.3%
3	5	2.6%
4	5	2.6%
5	18	9.5%
6	8	4.2%
7	8	4.2%
8	10	5.3%
9	4	2.1%
10	13	6.8%
TOTAL	190	
Lesser	129	67.9%
Neutral	18	9.5%
Greater	43	22.6%

4.7 Do you have any comment regarding the installation of non-domestic renewable energy sources within the parish?

	COMMENT
1	Solar panels should only be put on roofs
2	See end of Section 3
3	I hesitated over my reply to 3.4 in case this was the diversification intended! Yes to camping - no to turbines or solar on agricultural land
4	Non-domestic solar panels - not environmentally friendly in production & disposal, unattractive. Wind turbines, with consideration to wild birds ie not white = instect attractant when white, a better option
5	Solar or wind farms should not be permitted under any circumstances within the Heritage Coast
6	Neither panels or turbines should be included as the village is within AONB
7	Destroys the features of the area
8	Solar panel farms blot on landscape
9	The impact on our quiet and beautiful village would be horrendous and should be strongly discouraged
10	If we had a wind turbine for the village's power that would be acceptable
11	So called renewable energy is a total con, if 'cost' far more to produce the equipment than they ever give back in energy.
12	Strongly opposed to this
13	Solar panels should be get to rooves
14	Wind turbines are a good idea
15	I prefer green fields, but if we want to continue to power our homes and devices and resist total global warming - we all need to do our bit!
16	I strongly agree with solar farm + turbines here only, if they are community run assets with shareholders in the village.
17	They ruin the landscape
18	Solar panels ON farm buildings and any new buildings should be compulsory. What about a community wind turbine to give income to community.
19	What about ground source heat pumps?
20	Solar farms don't look great but can have great wildlife benefits
21	Financial viability and eco credentials are doubtful. A political device rather than a practical energy solution. Not sure of benefits of wind turbines, very mixed opinions as to their benefits and they are an eyesore. Would need to be certain of their advantages before considering them. There is no going back once they are there. Same reference industrial solar panels.
22	We should all try merino wool vests first...support our farmers before turning to chinese manufacturers.
23	Wind turbines without visual intrusion.
24	The siting of the installations would influence my decision.
25	What's not to like, got t be preferable to ecological catastrophe.
26	We should take them on, I would support wind turbines if the wind reports suggested they would be effective.
27	effective.
28	none.
29	If a local farmer wished to have a community solar panel farm where profits are shared dependant on capital investment and home-owners then I would agree.
30	I think both the above, wind turbines in particular, will be short-lived technologies, and farmland should not be wasted on them
31	I feel any non-domestic renewable energy sources, apart from water /wheel/turbine, are unacceptable and would ruin the parish
32	I am appalled to see the solar panel farm being constructed in Kingsbridge. Surely living near the sea we could place turbines out at sea as they do on the East coast -- not destroy an ANOB
33	The above would completely ruin the character and attraction of the village
34	Although I agree with wind turbines, in this location they would affect a lot of people and our views. Substantial reduction in our electricity bills would perhaps persuade me
35	Would rather have solar panels in fields than a wind turbine, unless the wind turbine was silent
36	I have no objections to individual houses having solar panels or small wind turbines
37	Domestic solutions only
38	Renewable energy initiatives should be restricted to domestic sources only
39	We have to consider renewable energy from any source. NIMBYism is not an option. Oil is a finite source and fracking is worse than turbines or solar panels
40	Hydro-electricity from the stream?
41	I dislike these options for private financial gain but would be more open to discussion if there was some collective energy concession in the parish.
42	keep them out
43	I think a village wind turbine should be looked at.
44	don't want them
45	every community should take responsibility for enabling local provision and renewable energy facilitated but in a balanced proportionate scale.
46	The siting of solar panels and wind turbines would have to be discussed and agreed on by the parish. I strongly believe this is the way to go. With atomic energy we are just building up problems for the future - for our children and grandchildren since there is no way to dispose of the 'used bits'.
47	ugly and incompatible with the AONB area.
48	One or two wind turbines would be acceptable, likewise an occasional field of solar panels but not a long line of turbines or acres of solar panels
49	they are eyesores!

**4.8a Please rate the service provided on any of the following communications you use
Landline**

	Sum	%	
0	78	42.9%	No need for improvement
1	23	12.6%	
2	14	7.7%	
3	9	4.9%	
4	2	1.1%	
5	12	6.6%	
6	11	6.0%	
7	10	5.5%	
8	6	3.3%	
9	7	3.8%	
10	10	5.5%	Great need for improvement
TOTAL	182		
Lesser	126	69.2%	
Neutral	12	6.6%	
Greater	44	24.2%	

**4.8b Please rate the service provided on any of the following communications you use
Broadband**

	Sum	%	
0	14	8.0%	No need for improvement
1	9	5.2%	
2	3	1.7%	
3	11	6.3%	
4	2	1.1%	
5	24	13.8%	
6	12	6.9%	
7	23	13.2%	
8	26	14.9%	
9	8	4.6%	
10	42	24.1%	Great need for improvement
TOTAL	174		
Lesser	39	22.4%	
Neutral	24	13.8%	
Greater	111	63.8%	

4.8c Please rate the service provided on any of the following communications you use
Mobile phone coverage

	Sum	%	
0	9	5.1%	No need for improvement
1	3	1.7%	
2	3	1.7%	
3	5	2.8%	
4	0	0.0%	
5	12	6.7%	
6	6	3.4%	
7	4	2.2%	
8	26	14.6%	
9	19	10.7%	
10	91	51.1%	Great need for improvement
TOTAL	178		
Lesser	20	11.2%	
Neutral	12	6.7%	
Greater	146	82.0%	

4.8d Please rate the service provided on any of the following communications you use
3G coverage

	Sum	%	
0	16	12.9%	No need for improvement
1	2	1.6%	
2	1	0.8%	
3	2	1.6%	
4	1	0.8%	
5	10	8.1%	
6	3	2.4%	
7	2	1.6%	
8	16	12.9%	
9	10	8.1%	
10	61	49.2%	Great need for improvement
TOTAL	124		
Lesser	22	17.7%	
Neutral	10	8.1%	
Greater	92	74.2%	

4.8e Please comment on any communication issues or improvements you would like to be considered in the Neighbourhood Plan

	COMMENT
1	High speed broadband (download + upload) required
2	Broadband speeds are just acceptable and I hope the current BT upgrade will result in significant improvements
3	Whilst it would be nice to have better mobile and 3g coverage I would hate to see a communication mast in the parish and would rather put up with the poor quality
4	Good to get a definitive for superfast broadband roll out
5	In the twenty first century this is a utility which we are being denied. Unacceptable! This will stifle any business or social growth.
6	I specifically DO NOT want any mobile phone masts anywhere near the village
7	We always lose our landline, constantly ringing BT. Mobile phone coverage is terrible on nearly all networks. Regularly lose Broadband.
8	Please NO aerials in village area. Too many around already
9	A mobile mast could be sited on the church tower
10	*2 but we live near the BT exchange
11	Cannot use my mobile phone at home without the use of an internet box supplied by my phone supplier.
12	No knowledge of 3G coverage
13	I do not have broadband etc.
14	Broadband is very unreliable, particularly in bad weather.
15	Phone coverage is key to encouraging sustainable business to remain/grow within the parish.
16	When farmers are not ploughing near to hedges the other side of which there is a road, perhaps pathways could be installed to take pedestrians/cyclists off the road.
17	Do not use broadband, mobile or 3G
18	4G coverage
19	No mobile signal from 3JG
20	We feel very cut off with such poor reception on mobile phone
21	We get no 3G reception. Need for superfast broadband
22	I realise mobile phone coverage is poor here but would not this to be provided at the expense of the landscape, i.e. I'm not in favour of erecting a phone mast.
23	The parish must raise its voice along with other rural parishes about the very poor standard of communications which have a serious impact on both local business and leisure activities. Central government rhetoric is not being translated into proper action.
24	I'm neutral on mobile phones as I hardly use them
25	Could we have DAB? Superfast broadband would help people to work from home.
26	mobile phone reception is dreadful

4.9 Please use the space below if you wish to add any further comments regarding any questions in Section Four, Our Infrastructure

	COMMENT
1	Some of the passing bays in Horswell Lane are too narrow or not long enough; there are sections of the lane that could benefit from the provision of an additional passing bay
2	3G coverage? Don't know what it is.
3	The whole area of waste collection needs addressing within S. Hams. Recycle at Torr Quarry is v poorly run. It MUST be easy to dispose of waste safely - flytipping will increase otherwise.
4	Could do more with TV ariel, we have use of booster West Alvington.
5	Reference 4.7 I support small domestic wind turbines.
6	I assume in the future we will have more electric cars and then self driving vehicles. How might they function here? P.S. I want to have a self driving car if I get to the stage when I cannot drive and there are no buses. How about a self-driving car club in the future, otherwise I'll just get a taxi.
7	Bearing in mind the longer term nature of the Plan, provision for traffic growth to 2030, the lane from Thorntons to Horswell is occasionally jammed now and needs improvements to cater for additional traffic before 2030. Possibilities: 1 One-way system; 2 Creation of many additional vehicle passing places; 3 No more housing; 4 No development at beach.
8	In the USA they have brown paper bags and by getting rid of plastic bags in this country we would not stop people buying things.

I agree that the questionnaire reflects my local concerns, and covers any issues or considerations
 4.10 I would like taken into account by the Neighbourhood Plan

	Sum	%
0	0	0.0%
1	1	0.6%
2	0	0.0%
3	2	1.2%
4	2	1.2%
5	18	10.5%
6	9	5.2%
7	11	6.4%
8	38	22.1%
9	18	10.5%
10	73	42.4%
TOTAL	172	
Lesser	5	2.9%
Neutral	18	10.5%
Greater	149	86.6%

4.11 I agree that the questionnaire reflects my local concerns, and covers any issues or considerations I would like taken into account by the Neighbourhood Plan. If not please specify what has yet to be addressed

	COMMENT
	<p>Rather than manufacturing "open spaces" to possibly fall into disuse why not consider community allotments which would get community - young and old together outside, producing food, the surplus could be sold within the community. A productive and health enhancing scheme that really would boost the community spirit.</p> <p>After all we have chosen to live in a small rural community, and as such are not the type of community that would benefit from a park/playground/skatepark/etc. Rather than a village shop which would be labour intensive for its benefits - a system where those in need of shopping are in touch with those regularly visiting the town and willing to get shopping/take neighbours to shop could be put in place. As someone who visits</p> <p>1 the supermarkets several times a week I wouldn't mind collecting shopping for others.</p>
	2 If I think of anything I will let you know
	3 Farm building development - needs to be kept under stricter control, they currently seem to be allowed to do whatever they want
	4 Are we thinking enough about care for the elderly?
	5 I strongly oppose any additional facilities to the beach café, it used to cater for families on the beach, it is now too expensive for those families.
	6 Traffic congestion might be better described as parking congestion
	7 A policy to restrict commercial development along the coastal fringe to preserve its character and qualities.
	8 This is a pretty comprehensive questionnaire. Well done so far!

4.12 I am

	Sum	%
Male	76	43.7%
Female	98	56.3%
TOTAL	174	

4.13 I am aged between

	Sum	%
Up to 17	0	0.0%
18-25	6	3.3%
26-40	8	4.4%
41-55	31	17.1%
56-70	68	37.6%
over 70	68	37.6%
TOTAL	181	

4.14 Please use the space below if you wish to add any further comments regarding any matters in the questionnaire

	COMMENT
1	Thank you for taking the time to prepare this consultation. Your efforts are appreciated
2	Thank you for all the effort and time spent on this project
3	Thank you for your time and effort putting this together
4	South Milton is an idyllic village environment with a commendable community spirit. However for elderly folk who have no means of transport , getting to Kingsbridge for shopping purposes presents a problem. Having no shops or a regular bus service in the village, is one of the drawbacks of living in South Milton. The weekly coffee morning sessions in the village hall go some way to maintaining a focal point and means of communication, but does not compensate for the lack of a shop, post office or a pub.
5	Main objections - Barns built on main Salcombe Road, no trees planted to hide the edifice also caravan installed at rear. I have been informed a large house can be built after a time factor thanks to existence of caravan.
6	Living in Horswell I am more than worried about access for emergency services because of the inappropriate parking at the junction opposite the old post office.
7	I moved to South Milton because of the small population, low tourism and quiet environment. I believe any development would change this, cause increased traffic problem (particularly during construction) and therefore would seriously consider selling up and leaving!! The lanes around the parish would not support the heavy plant and large traffic movement during the construction months and this would cause major disruption and delays.
8	Why is this survey numbered?
9	We really appreciate the efforts the parish council go to to include everyone, so thank you
10	I wonder if South Hams District Council can provide projections of the demography of the area in the next 15 years. This may inform plans to provide for age profile and to anticipate demand for housing.
11	Well done to the team who have put this questionnaire together. Thank you.
12	Thank you to the 'team' behind this - it's a lot of work good luck with all the collating looking forward to the feedback.
13	Stop traffic parking on or near road junctions - example in the middle of the village where the road goes to the beach opposite the old shop.
14	South Milton is a pretty good place in which to live today. Therefore, maintaining the status quo should be the prime considerations for the future, in my opinion!
15	I believe that small, quiet rural villages fulfil a need within the structure of our country. The facilities they lack can be found in larger communities near our towns and cities, thus there are differing ways of life available to suit most of the population
16	This is a lovely village, but there is a danger that without more affordable housing, facilities, shop, play area, it may become a village with older people/rich people. That is not necessarily an issue but may influence the future vision on the village. 'Horses for courses' you might say. Thank you for carrying out this survey
17	Thank you for seeking my opinion
18	Village shop needed
19	Reopening/replacement of village shop/post office would be welcomed
20	Suggest the plan includes a 'wish list' of projects for the future, for example
21	1 Expansion of village hall to include a shop and car parking
22	2 Provision of playspace and sports facilities
23	3 Community orchard
24	4 Allotments
25	5 Add to website a community transport page --- lifts requested and lifts offered
26	A shop is a grand idea, especially for those who find it hard to get into town. It would also be a contact point for people to have a chat. It can be a long lonely day if you live alone. Perhaps a little café, well kitchen open, paying customers, would perhaps help with electricity bills at village hall
27	Whilst i have the opportunity, I think the entrance to our beautiful village is very important. Can I suggest we install a new sign "Welcome to the village of south Milton, an area of outstanding natural beauty". Hope Cove has a new sign which looks more attractive than the one to our village.
28	Parking is a 21st C issue. Every family who lives and works in the village has at least one car. It is short sighted of the PC to dismiss this issue as not being something they are required to deal with. If planning could be relaxed in Conservation Areas to allow stonewalls to be removed and reinstated to allow parking, this would help. Consider whether there is suitable land that could be used to create a communal car park or 2 small parking areas either end of the village. This issue will not go away. If nothing is done families will be forced to move away and their homes will probably be sold to second home owners.
29	well done for going to all this trouble.
30	Dogs are banned at Bantham Beacon in the summer and the same should apply to South Milton beach. There is substantial dog mess on the surrounding paths and dogs have urinated in my belongings on the beach. They are also very noisy. I would prefer they were banned the whole year.
31	Feel that having only 1 copy of questionnaire and in future only one vote is unfair and undemocratic. Issues in the parish affect us as much as permanent residents, as will any future development.

APPENDIX 4

Summary of Assessment of Offered Sites

South Milton
Neighbourhood Plan
Selection of Preferred Development Site
Explanatory Notes

1 *Invitation to Landowners*

During preparation of the Neighbourhood Plan for South Milton, an invitation was sent out to landowners in the parish to submit an application for any land they wished to be considered for development. Applications for nine sites were received.

2 *Preliminary site assessment*

After visiting each site an assessment was undertaken by a Planning Officer from the South Hams District Council with input from various authorities and assistance of the NP Steering Group on local issues. The assessment completed by the Planning Officer is summarised in Table 1.

3 *Combined Sites*

The option of combining sites 2 and 3 merited further investigation as these sites have the same landowner. Furthermore site 3, although not suitable for housing, could provide the desired community benefits lacking with site 2. All other combinations were eliminated for reasons of ownership and/or limited potential benefits.

4 *Shortlisted Sites*

Sites 2 (combined with site 3), 6 and 7 were shortlisted for further assessment. Once discussions with landowners began, it became apparent that the applicant for site 7 was no longer the legal owner and the mortgagor was not interested in this opportunity. Site 7 was therefore eliminated.

5 *Selection of Preferred Site*

The assessment criteria and scoring system used to evaluate sites 2 and 6 are set out in Table 2. The assessment was undertaken by the Steering Group and reviewed and approved by the Parish Council. Site 2 was selected as the preferred development site with a footpath/cycle track and community car park provided within site 3. Written agreement was reached with the landowner on the mix and character of housing development and community benefits and the details are set out in the draft Neighbourhood Plan.

South Milton
Neighbourhood Plan
Selection of Preferred Development Site

Table 1 Assessment of Sites Offered by Landowners

Site	1	2	3	4	5	6	7	8	9
Access	X	√	X	X	√	X	X	X	X
Proximity to Services	X	X	X	X	√	√	√	√	X
Transport Options	X	√	√	X	√	√	√	?	X
Landscape & ecology	X	√	X	√	√	?	√	X	X
Conservation & Heritage	√	√	X	√	X	X	X	X	√
Flood Risk & Drainage	?	?	?	?	?	?	?	?	?
Housing Capacity	√	√	√	X	X	√	√	√	X
Comments	RED Sensitive and remote from village	Potential site particularly if linked with site 3 to provide community facilities and footpath to village centre	RED Sensitive and steep sloping site in same ownership as site 2. Provides opportunity to link site 2 with village hall, community car park behind village hall and green buffer between site 2 and village	RED Too small	but too small so RED	Potential site but only part suitable for housing	Potential site but ownership issues so eliminated RED	RED Highly sensitive site not considered suitable for development	RED Sensitive, small site and remote from village

Legend

- √ Satisfactory
- X Unsatisfactory
- ? To be confirmed
- RED unsatisfactory fails to meet criteria
- possible site but some criteria not met

South Milton
Neighbourhood Plan

Selection of Preferred Development Site

Table 2 **Assessment of Short Listed Sites**

Assessment Criteria	Site 2 THE DAIRY, SUTTON		Site 6 MANOR COTTAGE MEADOW		Scoring system
	Attribute	Score	Attribute	Score	
Housing					
Total capacity	15 to 20 units	10	Up to 8	5	Scored out of 10
Affordable housing	50% (<i>Subsequently reduced to 30%</i>)	10	25%	3	Scored out of 10
Phasing	Possible	5	Possible	5	Scored out of 5
Future expansion	Could be expanded post 2031	5	Unlikely as will impact on listed buildings and countryside	1	Scored out of 5
Community benefits					
Village hall car park	Yes in preferred location	10	Possible but remote from village hall	5	Scored out of 10
Village playground	Possible	3	Possible	3	Scored out of 5
Village open space	No	0	Yes	5	Scored out of 5
Infrastructure					
Access from highway	Quite good but will require tree removal to improve sight lines	8	Probably requires third party agreement. Sightlines affected by existing structures	3	Scored out of 10
Impact on village traffic	Minimal because of location	5	Significant as all traffic will pass through heart of village	2	Scored out of 5
Water	Available		Available		
Electricity	Available		Available		
Telephone	Available		Available		
Environment					
Landscape	Brownfield site	8	Substantially pasture	4	Scored out of 10

South Milton
Neighbourhood Plan
Selection of Preferred Development Site

Visual impact	Low as in hollow	8	Significant impact from north side of village and across the valley from existing entrance	4	Scored out of 10
Ecology	Brownfield site so minimal	5	Low impact because small area of large field	4	Scored out of 5
Heritage and conservation					
Listed building impact	None	5	Small if kept clear of view from church	4	Scored out of 5
Conservation area impact	None	5	Minimal	4	Scored out of 5
Flood risk and drainage					
Flood risk	Site at high level so minimal risk but adjacent to watercourse	4	Site is low lying and adjacent to areas that are flood prone	4	Scored out of 5
Watercourse impact	Can be mitigated	3	Can be mitigated	5	Scored out of 5
Runoff impact/mitigation	Can be mitigated but site is already paved so impact should be small	4	Can be mitigated	4	Scored out of 5
Construction impacts	Can be mitigated	4	Can be mitigated	4	Scored out of 5
Deliverability					
Planning risks	Expected to be low	5	Significant as on seaward side of village	2	Scored out of 5
Partnering/packageing risks	Not known		Not known		
Construction risks	Likely to be low as brownfield site	4	Likely to be low as level site	4	Scored out of 5
Impact during construction	Low as will not require access through village	5	High as all construction traffic will pass through the heart of the village	2	Scored out of 5
TOTAL		116		77	

APPENDIX 5

Schedule 1 Letters and Consultees' Responses

Date 24 November 2016

South Milton Parish Council

Dear Consultee,

**South Milton Draft Neighbourhood Development Plan
Neighbourhood Planning (General) Regulations 2012, Section 14, Schedule 1**

Please find attached a copy of South Milton draft Neighbourhood Plan prepared by a working group appointed by the Parish Council. As a designated consultee under the Neighbourhood Planning Regulations 2012 section 14, or other interested party, we are inviting you to submit any comments you wish to make about the proposed policies and supporting text. It establishes a vision for the evolution of South Milton parish over the next 15 years and its long-term sustainability. The vision underpinning the Plan is that:

By 2031 we would like South Milton to be an even better place to live and work, with a strong sense of identity and community spirit. Our ambition is to protect and enhance our coastline and the rural nature of the parish.

The policies in the Plan are designed to protect and enhance the quality of the physical and natural environment, promote the health and wellbeing of the resident population and to make limited provision for new housing development. Please read the Plan, attend the public meeting in the Village Hall on 5th December (at 7.30p.m.) and send us your feedback.

The draft Plan will be available for inspection at:

The Village Hall, South Milton, TQ7 3JQ

The Kingsbridge library, Ilbert Road *Kingsbridge*, TQ7 1EB

As well as on the South Milton website at
<http://www.south-milton.org.uk>

You are encouraged to make any representations or comments on the forms provided, by email or through the website by **9 January 2017** at the latest.

Postal address

email address

Tim Lewis
Collacott
South Milton
Devon TQ7 3JG

tim.b.lewis@gmail.com

Yours faithfully,

Tim Lewis
Tim Lewis
Chair of the Neighbourhood Plan Steering Group

Consultees for the Draft South Milton Neighbourhood Plan

Organisation	Contact name	Email or postal address
W.Devon/South Hams DC	Sarah Packham Phil Baker Cllr Simon Wright Cllr Jude Pearce Cllr Rufus Gilbert	Neighbourhood.planning@swdevon.gov.uk Sarah.Packham@swdevon.gov.uk Phil.baker@southhams.gov.uk Cllr.Wright@southhams.gov.uk jude.pearce06@btinternet.com rufus@gilbert90.eclipse.co.uk
Devon CC		pinpoint@devon.gov.uk
Thurlestone parish council		millardpj@hotmail.com
South Huish/Galmpton PC	Tom Windle	tom@ariadnebc.co.uk
Coal Authority		thecoalauthority@coal.gov.uk
Homes & Communities Agency		mail@homesandcommunities.co.uk
Natural England		enquiries@naturalengland.org.uk
National Trust	Emma Reece David Ford Richard Snow	Emma.reece@nationaltrust.org.uk David.ford@nationaltrust.org.uk Richard.snow@nationaltrust.org.uk
Environment Agency	Sustainable Places Environment Agency Devon, Cornwall and the Isles of Scilly Manley House Kestrel Way Exeter. EX2 7LQ Tel: 03708 506506	enquiries@environment-agency.gov.uk
Historic England		southwest@HistoricEngland.org.uk
Network Rail Infrastructure Ltd		property@networkrail.co.uk
Highways Agency		info@highwaysengland.co.uk

Marine Management Organisation		consultations.mmo@marinemanagement.org.uk
South West Coastal Path	Esther Pearson	esther.pearson@southwestcoastpath.org.uk
South Devon AONB Unit	Roger English, manager	roger.english@southdevonaonb.org.uk
South West Water		customercontact@southwestwater.co.uk
South Hams & West Devon Primary Care Trust		swpho-nhs.uk and/or enquiries@phe.gov.uk
EDF Electricity		enquiries@edfenergy.co.uk
Parish church/Church of England	Rev Daniel Hartley Jan Turner	daniel.hartley.aunevalley@gmail.com jankerraturner@gmail.com
South Hams Community and Voluntary Service		cvs@southhamscvs.org.uk
Kingsbridge & Salcombe Chamber of Commerce	James Spencer	pebbles@pebblesofsalcombe.co.uk .
Disability Group	Disability Support Torbay (incl. South Hams)	info@dstorbay.org.uk
Interested party		Michael@mp2design.co.uk

Date: 06 January 2017
Our ref: 202311
Your ref:



Tim Lewis
South Milton Neighbourhood Plan Working Group
tim.b.lewis@gmail.com

BY EMAIL ONLY

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

T 0300 060 3900

Dear Tim

Planning consultation: Pre-submission Draft South Milton Neighbourhood Plan, South Hams

Thank you for your consultation on the above dated 23 November 2016.

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.

We welcome the development of the South Milton Neighbourhood Plan and the consultation on this pre-submission draft. Neighbourhood Plans provide communities with a powerful tool to direct the type of development that is right for them. South Milton parish supports a rich and diverse natural environment, as recognised in the area's AONB designation and the South Milton Leys SSSI.

We would like to make a number of comments on the draft plan.

Housing allocation:

The plan supports a preferred site for housing development which is shown on map 7.1 in the plan. There is however no policy in the plan which allocates the site for housing development. We are therefore unclear about the proposed status of this site and further clarity is required. If the intention is to allocate the site for housing then this should be set out in an allocation policy. In any case, we advise that, as a minimum, thorough landscape assessment is undertaken of this and alternative site options, and that these assessments are shown in a supporting document. This would assist the plan's robustness and help withstand future challenge.

Loss of farm building

We have concerns about the potential loss of the existing farm buildings at the Dairy site. The plan states the importance of agriculture for the economy of the parish. The proposed housing at this site would result in the loss of these modern farm buildings. The plan does not address the need for the relocation of these buildings, which would need to be accommodated within the AONB. We

therefore advise that you consider this within your plan, ensuring that the impact of the relocated buildings would not harm the special qualities of the AONB, nor the viability or operation of the farming enterprise.

Policy H1

This policy states in bullet point 4 that proposals for housing development should ‘respect and enhance the natural, built and rural environment, particular where development takes place within or adjacent to listed buildings, Conservation Areas and other environmental designations’. We are concerned that this gives the impression that housing development could possibly take place within, or affect the integrity of, areas designated for their biodiversity interest. We would recommend that you amend the wording to address this, by differentiating between the different types of designation.

Local Green Space Designations

You may wish to explore the possibility of actively protecting the green infrastructure in your parish. Paragraph 76 of the National Planning Policy Framework enables neighbourhood plan groups to designate green areas of special importance to them as Local Green Spaces.

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 Corine Dyke on 02080 268177 / 07717 888537 or corine.dyke@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Corine Dyke
Lead Adviser
Sustainable Development Team – Devon, Cornwall & Isles of Scilly

Response from Historic England

From: **Stuart, David** <David.Stuart@historicengland.org.uk>
Date: 9 January 2017 at 14:47
Subject: South Milton Draft Neighbourhood Plan
Sent via: "tim.b.lewis@gmail.com" <tim.b.lewis@gmail.com>

Dear Jackie

Further to our previous correspondence we have now been able to look at the draft South Milton Neighbourhood Plan.

I can confirm that there are no issues within the Plan upon which we would wish to comment apart from the proposal for housing at The Dairy, Milton Lane, Sutton. This is referred to as a "Proposal" on p37 but it is not numbered or otherwise distinguished from the Plan's supporting text. It's status is therefore unclear and such ambiguity is not helpful. We would recommend clarifying/formalising this.

If this provision is formalised we consider that this is the only issue from a heritage perspective upon which the outcome of an SEA Screening and Opinion would depend. Case law has determined that the threshold for the determination of "significant effects" is actually quite low and in this case development of 10 – 20 houses could well exceed that threshold.

We note from the Plan and the Selection of Preferred Development Site Explanatory Notes on the community's website that the selection process involved planning officers from your authority and can see that heritage considerations featured in the scoring mechanism associated with the evaluation process. We can see that the preferred site scored full marks in terms of its heritage efficacy and assume from this that the allocation of the site in principle will have no harmful effects upon relevant designated heritage assets. We do not necessarily dispute this outcome but there is no information on the approach which was used to assess the significance of the relevant designated heritage assets..

Presupposing the allocation in principle is acceptable it is then a question of demonstrating on the basis of evidence that the site can accommodate the proposed quantum of development without causing harm. The Explanatory Notes do not elaborate on how the figure of 10 – 20 units has been determined or how the criteria intended to inform such development on pages 38 & 39 of the Plan have been derived. It is therefore possible in the absence of related evidence that the proposed development may have a likelihood of creating significant environmental impacts and that therefore an SEA would be required.

We suspect that the filling in of the requisite gaps in the evidence base is a modest task and that the necessary information may already exist. It would certainly be a helpful reassurance if it could be confirmed that your department's involvement in the site assessment process included the expert advice of one of its conservation officers to verify the suitability of the site and the proposed level of development in

accordance with the NPPF, and to help demonstrate that an SEA will in fact not be required after all.

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

We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website:
[HistoricEngland.org.uk/EAS](https://www.historicengland.org.uk/EAS)



Historic England

We help people understand, enjoy and value the historic environment, and protect it for the future. [Historic England](https://www.historicengland.org.uk) is a public body, and we champion everyone's heritage, across England.

Follow us: [Facebook](#) | [Twitter](#) | [Instagram](#) Sign up to our [newsletter](#)

For the first time, we are opening up The List asking people to share images, insights and secrets of these special historic places to capture them for future generations. Can you help us [#ListEngland?](#)

This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available.

SOUTH MILTON DRAFT NEIGHBOURHOOD PLAN

We are inviting residents, local businesses and other organisations to send us comments and feedback on the Plan for a period of six weeks. Please submit any comments you wish to make on the form below by **9 January 2017** and send them to:

Tim Lewis
Collacott
South Milton
Devon TQ7 3JG

Email: tim.b.lewis@gmail.com

YOUR NAME: Richard Snow					
YOUR ADDRESS: National Trust, The Wardens Store, South Down Farm, Malborough, Devon TQ7 3DU					
YOUR EMAIL ADDRESS: richard.snow@nationaltrust.org.uk					
RESIDENT Please tick one box		BUSINESS	x	OTHER (Please state)	
YOUR COMMENTS					
<p>1. Please can you clarify part of your vision statement which says ‘...protect and enhance the coastline’ as unsure what this means and is open to different interpretation e.g. the Shoreline Management Plan II identifies this stretch of coast as no active intervention thus indicating hard engineering solutions to protect the coast are not supported.</p> <p>2. P3. ‘National Trust beach café and toilet block the latter maintained by SHDC’ The National Trust does not own or maintain the toilet block area, can this be made clear that the toilet block is not in our ownership.</p> <p>3. P21 This first paragraph refers to the road owned and maintained by the National Trust. Can this road be referred to as a track in all text that refers to it as it is not a highway maintainable at public expense.</p> <p>4. Section 6.2 Coastline – There needs to be some acknowledgement of the dynamic and vulnerable condition of the coastline at SMS as future storms and sea level rise could have a dramatic impact upon the beach and infrastructure on site. The ability of the Trust to reinstate facilities after storms is not something that can be repeated indefinitely and consideration of this should be captured in the Neighbourhood Plan. The Trust is recognised as a leader in developing thinking around coastal change management in relation to climate change and rising sea levels. We have developed an approach titled Shifting Shores which is based upon a clear set of Coastal</p>					

Management Principles but can be summarised as favouring adaptive responses to coastal change management and favouring working with natural processes. This approach can and will have an impact upon SMS in the future as sea level rise and storms affect the coast.

Shoreline Management Plan II produced by SHDC identifies a predicted 0-20year erosion line which shows an impact upon the beach, access track and other infrastructure and needs to be captured in your plan to ensure this is part of the consideration given to parishioners when voting on the plan.

These points may well have an impact upon you 'Coastal Environment Policy' with regard to items 'not supported' as changes to the car park, infrastructure and facilities may be required due to coastal change and the impact this could have.

The Trust is proposing to write a Management Plan for the site to try and capture these potential issues and assess options for the future management of the site and we will be consulting with a wide range of stakeholders including SMPC.

5. Flood Control section – the outfall pipe from the wetlands under the dunes and out onto the rock reef is old and vulnerable to damage. This is an item you may wish to add to the plan for consideration as unexpected failure could have a significant impact upon the site, wetlands and site infrastructure.

6. Toilets – in your conclusion you state the toilets are not in a good condition and should be improved. Given the current financial circumstances of the local authority and the already reduced opening and cleaning period provided by the council is there any consideration by the PC as to how this could be achieved? Can the PC form a working group to explore how this could be achieved as part of the plan?

7. RNLI – you acknowledge this is a service appreciated by the PC but you need to be aware and should capture in the Plan that the funding for this services by SHDC is being reviewed and maybe withdrawn. Can I suggest that consideration of this is included in the Plan.

8. Small typo noted on page 39 on the last bullet point.

Please continue on another page if required

APPENDIX 6

Notes of Public Meeting

South Milton Parish Council**Neighbourhood Plan 2016-31****Note of the Public Consultation Meeting held on Monday 5 December 2016**

Present: 73 parishioners (approx. 18 per cent of the residents of South Milton)
including parish councillors and members of the NP steering group

Opening Remarks: The Chairman of the Parish Council and Chairman of the Neighbourhood Plan (NP) Steering Group welcomed villagers to the meeting and explained its purpose. The legal basis of NPs and their benefits for communities were described. The national demand for housing was mentioned and the targets set for house building in South Hams villages by district councils were explained. The process involved in the production of the NP was outlined. This has included the involvement of a professional officer from SHDC throughout and the South Milton group has benefited by having a professor of planning at Westminster University as one of its members. Villagers were thanked for their responses to the Questionnaire. Villagers were encouraged to read the draft NP and were urged to send in comments. On a show of hands in the hall, about half those present had already accessed the draft plan on line.

Presentation: The main issues in the draft NP were explained including:

- the 'key issues for parishioners' emerging from the Questionnaire,
- the 'vision statement',
- the constraints imposed on development in the parish by environmental designations set out in statutory plans and covered in the National Planning Policy Framework,
- the proposed site for a small housing development at the Dairy in Sutton and community car park behind the village hall
- the list of proposed local projects.

It was stressed that all new housing development (including the proposed Dairy development) would be subject to the normal planning procedure, including a separate and full consultation, and that the NP did not preclude any landowner from applying for planning at any time.

Issues and Questions raised at the meeting:

Item	Issue	Response
1	Importance of protecting the coastal area from development	Fully agree
2	Why were we offering a site for housing before being asked?	This gives us more control over the location, size and the nature of a development. For reasons listed in the NP the Dairy site has many benefits and will give the village a long desired community car park
3	What would be the percentage of affordable housing?	A third, which was in line with planning guidance given to the NP Steering Group

SOUTH MILTON NEIGHBOURHOOD PLAN

4	Why is there a need to build in a village with no facilities?	The Questionnaire showed there was a local wish for some new housing (especially affordable housing) and it is important to plan for a vibrant village in the future
5	Will the house building be phased?	Probably, and it may not start for some years
6	Does the sewerage works have the capacity?	SWW confirm that they do and sewage from the proposed site can be piped down the proposed footpath/cycle track to the main sewer
7	Is the access to the site safe as the road is steep and twisting?	The Highways Department has some reservations but these can be mitigated by creating splays and creating the proposed path/cycle track to the village hall
8	Will there be a danger for children using the school bus?	Local school bus drivers are trained to ensure risk is minimised and the site is no worse than other existing pick up points
9	Will surface water run-off be increased?	The current barns are already sited on a large concrete slab and the developer will be obliged to take account of the issue of run off into streams as set out in the draft NP
10	Can the other eight sites offered for housing be made public?	The NP steering group had agreed with the landowners that the assessment of sites would be undertaken confidentially. It was explained that only three of the sites were considered 'possibles' and that when the evaluation exercise was completed one site was the clear winner. The attached note summarises the process that led to selection of the preferred site. The landowners of the possible sites have agreed to them being identified.
11	Was there any conflict of interest in choosing the preferred site?	Only one member of the steering group lived close to one of the 'possible' sites and he supported it. No other member lived close to any of the sites
12	South Milton Parish Council should learn lessons from the experience in West Alvington. Do not assume that undertakings given by the developer will be met. Consider demanding legal guarantees to achieve what you want.	Noted. Fairly detailed discussions have already taken place with the landowner of the Dairy site about the nature of the development and the main points have been agreed with him in writing. These are listed in the NP. We plan to work closely with him and the developer to achieve a development which, as far as possible, meets the needs of the village and fits its character

SOUTH MILTON NEIGHBOURHOOD PLAN

13	There is a danger of infill housing in the fields adjacent to the Dairy site	The fields are very steep and were rejected by the SHDC planning officer as unsuitable. This area had therefore been assumed to be green space and this will be clarified in the NP.
14	Will some of the new houses really be affordable to young people?	This problem is recognised and by working with the landowner, developer and possibly housing association we will try to make this a reality
15	Disappointed that the provision of a playpark is only listed as a 'project' and not part of the community benefit from the landowner/developer. Could it not be built next to the community car park?	This will be looked at again
16	If the NP wants to promote more working from home then Superfast Broad band needs to be available throughout the parish and this should be made a priority	Agreed and is included as a project in the draft NP
17	As gridlock on Horswell Lane in the high summer has been identified as an issue, why are no solutions offered such as widening passing places?	This is a matter for debate. Experience suggests that widening roads only leads to more traffic. At the moment the parish council has decided to leave things as they are and to resist any expansion of car parking at the beach or allow any additional permanent food/ retail establishment in the area of the beach. Appropriate policies are included in the draft NP
18	Why cannot the 20mph speed limit in the village be enforced?	Highways and the Police say that it can only be advisory whilst there are no speed calming measures in the village
19	An officer from the SW Coast Path Association offered to provide assistance with the project to create a new footpath to the beach along Horswell Lane	This was warmly welcomed

Concluding Remarks

Several people thanked the NP steering group for their work. Everyone was encouraged to provide comments on the draft NP by the deadline of 9 January 2017.

APPENDIX 7

Summary of Comments on Reg 14 NP and Responses

SOUTH MILTON NEIGHBOURHOOD PLAN RESPONSES TO COMMENTS ON DRAFT PLAN

Introduction

The draft South Milton Neighbourhood Plan was published on 23 November 2016 with comments due to be returned by 16 January 2017. By the closing date 42 commentators had made submissions. An interim response was sent to all commentators on 20 February 2017. South Hams District Council (SHDC) submitted comments on the draft Plan on 17 March 2017, a few days after the draft Joint Local Plan had been published which formed the basis of many of their comments.

Following new advice from SHDC, a housing exhibition was held on 7 and 8 April 2017. Sixty five of the attendees submitted written comments on the exhibition with 63 of them supporting the site selection process and selection of the preferred site. Many also added specific comments and responses were published to all comments on the exhibition on 15 May 2017.

SHDC also confirmed in April 2017 that a Strategic Environmental Assessment (SEA) should be completed. This was undertaken by a Government appointed consultant and the draft completed on 3 July 2017.

This document includes a response to every comment that was submitted on the draft Plan. The responses take account of work undertaken since completion of the draft Plan and in particular, the draft Joint Local Plan, the housing exhibition and the draft SEA. The Neighbourhood Plan is being revised to take account of all comments/responses as well as draft Joint Local Plan and the SEA.

The comments are set out in the following table. Names of commentators have been removed apart from those from official organisations and public bodies. An index of commentators follows this introduction and each commentator will be advised his/her commentator number.

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

Index of commentators

Commentator No	Who	Page
1	South West Water	4
2		4
3		7
4	Highways Engineering	7
5		8
6		20
7		52
8		53
9		53
10		54
11		54
12		56
13		60
14		61
15		61
16		62
17		69
18		72
19		80
20		81
21	National Trust	83
22	Natural England	86

Commentator No	Who	Page
23	Historic England	88
24		90
25		90
26		92
27		95
28		97
29		99
30		103
31		105
32		106
33		107
34		109
35		110
36		110
37		113
38		114
39		114
40		118
41		119
42		119
43	SHDC	120

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
1.1	Commentator 1 South West Water	Email 24/11	The site preferred for housing being at Sutton Cross causes no concern in terms of our being able to service it with water supplies or foul drainage but would comment that the nearest public foul sewer is some 200m to the west and therefore not immediately available to the site and would therefore involve the laying of new drainage along the main road.	The Steering Group is pleased to note that water and wastewater services can be provided to the preferred development site. It will be feasible to connect the preferred development site to the existing sewer network along the proposed footpath/cycle track linking the site to the village hall.
2.1	Commentator 2	Email 6/12	<p>Firstly I wish to thank everyone involved for the enormous effort that was so clearly made in producing the draft documents that were discussed yesterday. Personally, I found the content to be fascinating and really interesting and admire the determination with which you all have applied yourself to the job in hand.</p> <p>I have been asked to submit any extra thoughts about the essential initial proposals, and submit them below:</p>	The Steering Group thanks you for your kind comments.
2.2			<p><u>Referring to page 40 and the map of the new plans.</u></p> <p>I think this choice of prime location is excellent and would appear to offer a terrific chance to ease most, if not all anxieties about national housing requirements insofar as this village is concerned. I can appreciate that there may well be good reasons why the site for housing appears to be more</p>	<p>The Steering Group thanks you for your support for the preferred site.</p> <p>The area to the east of the barns currently a grassed slope was incorrectly hatched on the plan. This area will not be included in the</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>than that suggested in the hatched area, but I am troubled by the comments made by the young man from West Alvington. A parishioner said that there can always be a risk of an in-fill process taking place after any project has been completed, especially if it might look “tempting” to any possible developer.</p> <p>I had the idea, on the night, to suggest that the possible play area which was being talked-about enthusiastically by some could possibly be considered for this apparently unused area of land. I think that if we can attract new people to the village, there is a greater likelihood of them having children of school age who might welcome somewhere to play – adopting the “healthy” part of the plan. I am aware that all thinking about this consideration so far has been centred upon an ‘attachment’ to any long-awaited car park behind the village hall, partially because there did not appear to be anywhere else to put it. The new plan suggests to me that there may well be a very suitable alternative site adjacent to the preferred new build site, and indeed kill two birds with one stone, so to speak. It prevents any of the land remaining from the original development from being used as in-fill and I think will effectively ensure that that area will remain fairly open. It will also potentially be easily connected to the new car park via footpath/cycle path. It could also have extra parking for a few cars for parents, could it not???</p>	<p>preferred site for housing. It has also been agreed with the landowner that the area to the west of the barns, between the barns and the edge of the South Milton development will be designated a green buffer. Both these changes will be reflected in the final NP.</p> <p>The Steering Group is working on including a playground in the NP, probably in the vicinity of the Village Hall and proposed car park.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
2.3			<p><u>Final footnote</u></p> <p>I listened with great interest to the Committees thoughts upon improving, or not, the lane towards South Milton Sands.</p> <p>This is probably the only aspect from all of the meeting at which I am at complete odds with your thinking. Of course we all know how attractive the beach area is, especially with the growing popularity of the Beach House Restaurant. Everyone realises that if you put a dual carriageway down to the beach in would increase congestion (that was said in jest last night), but my thinking is not to improve the road quality especially but simply to improve the passing place features. I am a professional driver and I use this road dozens of times per week during summer. Sadly, not all drivers have the same driving skills as others and some really struggle with reversing their vehicles, regardless of the rights and wrongs of road position and safety.</p> <p>The congestion that builds up at certain times is positively dangerous and if visitors can see no way out from their traffic problem it causes bad feeling to extend very quickly.</p> <p>My thoughts are only that we should try to ensure there is not too much distance between passing places and that those places are as big as the site can manage. Improved frequency of hedge cutting would help as well.</p>	<p>Other commentators have made similar comments on the passing bays.</p> <p>Some take the view that improving the passing bays will attract more traffic and negate the benefits of better/more passing bays.</p> <p>A project will be included in the Neighbourhood Plan to investigate the options and decide what to do.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>It is my opinion that out-of-towners have no idea of whether our roads are good or bad, wide or narrow. Once the decision has been made to visit a popular location with all of the family on board (not forgetting the dogs), then the visitors just press on regardless. To find that busy roads become almost unusable is discovered too late for them to do anything about it. This frequently leads to frayed tempers and occasionally open hostility.</p> <p>My opinion is that we should not ignore this problem. It will not go away or improve by doing nothing. If we attempt to improve <i>driving</i> possibilities rather than focus upon the inability of people to reverse their vehicles or even pass safely, it would be of universal benefit to all parishioners – who also like to use our lovely beach.</p>	
3.1	Commentator 3	Email 5/12	<p>Thank you for a very good evening, fielding all the questions so brilliantly and remaining cool in spite of some very awkward customers.</p> <p>Thank you for the amazing amount of working hours you must have put in to do this very comprehensive report. I trust you and the team completely over planning for our beautiful village.</p>	The Steering Group thanks you for your kind comments and support for the draft plan
4.1	Commentator 4 Highways Eng	Email 7/12	Thank you for providing Highways England with the opportunity to comment on the draft South Milton Neighbourhood Plan. We are responsible for operating, maintaining and improving the strategic road network (SRN)	Thank you for confirmation that our plan will not impact on the strategic road network

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>which in this instance consists of the A38 some distance to the north of the plan area.</p> <p>We are satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we therefore have no comments to make.</p>	
5.1	Commentator 5	Email 7/12 & 12/1	<p>Well done with getting the plan to its current state and for holding what I thought was a very useful and informative meeting. I wondered if I could clarify some points:</p> <ol style="list-style-type: none"> 1. You mentioned that you would be happy to share the criteria that you used to assess the 9 sites. Could you please email them to me.. 2. Can you explain why the draft plan did not provide a short list of say 3 sites, that the community could consider and then vote on, rather than just providing the single option which has been incorporated in the draft plan. This seems to suggest that the committee have decided rather than the community, which I am confused about since it is supposed to be a community plan. 3. Also do you have an electronic copy of the form that you provided for comments <p>Happy to discuss</p>	<ol style="list-style-type: none"> 1. The criteria used to assess the nine sites was published on the website in January 2017 2. As set out in the draft NP the preferred site clearly stood out as the best of the shortlisted sites. The Steering Group was advised by the SHDC adviser that in the circumstances it would not be necessary to hold an exhibition. Subsequent to publication the draft NP and receipt of comments, and further advice from SHDC, The steering Group held an exhibition of the sites offered on 7/8 April 2017. 3. Provided

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
5.2		Email 12/1	<p>I have now had the opportunity to review the Neighbourhood Plan and a number of associated documents including a series of conversations with SHDC representatives to clarify points.</p> <p>Attached are a number of questions and concerns about the proposed development of 10-20 houses. I disagree that the Neighbourhood Plan for South Milton needs to include the proposed development.</p> <p>In particular this is:</p> <ul style="list-style-type: none"> • not what the results of the parish questionnaire indicated, • proposing development in a village that does not have the facilities and infrastructure as required by SHDC as part of the sustainability assessment • on a site that was rejected by SHDC in July 2016. <p>I have been asked by SHDC to forward a copy of my concerns to them so that they can take them into consideration as part of their review of the Neighbourhood Plan under Regulation 14.</p>	<p>See detailed responses to specific comments below</p> <p>Noted. Your comments and the Steering Group responses will be provided as part of the evidence base for the Neighbourhood Plan. SHDC provided comments on the draft plan in March 2017 (see comments 44 below)</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Can you please advise what process you are now adopting to take on board these comments and other comments received, and how this is to be communicated to the parishioners before any revised document is submitted to SHDC. I assume at a minimum there is now a need for an Public Exhibition / meeting where all of the relevant information is shared in an open manner.</p>	<p>All comments received have been reviewed by the Steering Group and responses prepared. These have been sent to each commentator and included in this comment/response document. The Neighbourhood Plan will be revised to take account of the comments and further comments received from the public exhibition to be held on 7/8 April 2017</p>
5.3			<p>1. I have reviewed a number of the documents published by Plymouth & South West Devon and South Hams District Council (SHDC) and in particular the Joint Local Plan¹, but can find no reference to South Milton having been identified as a village where development is required. While one of the purposes of the Neighbourhood Plan (NP) is to allow the local community to put forward sites to form part of the villages allocation of 700 dwellings, this needs to be done in a manner that takes into</p>	<p>As you have noted, the draft Joint Local Plan has allocated 700 dwellings to villages in the South Hams. The draft Joint Local Plan for the region suggests that about 10 houses is a suitable number to be built in S Milton over the plan period (Figure 5.8)</p>

¹ Plymouth & South West Devon Joint Local Plan, November 2016

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>consideration the specific circumstances of South Milton.</p> <p>I am concerned that the document as it is currently written does not reflect the needs of South Milton. Two documents produced by SHDC emphasise this point:</p> <ul style="list-style-type: none"> • SHDC - Site Information Pack – July 2016². SHDC undertook an extensive review of sites across the 52 South Hams villages. The South Milton document reviewed 5 sites, all of which were rejected as having “Significant Constraints” and therefore not considered suitable for development. <p>The document went on to state that “<i>South Milton is a small village located in the south of the district. It has a very limited provision of local services. Due to the lack of facilities in this location any development will lead to an increase in the use of the private car. Further assessments will be required to understand whether the area in general is a suitable location for development</i>”.</p>	<p>You are correct in noting that the Dairy site was covered in the SHDC housing review but to give the full picture of SHDC’s view of this site their conclusion was: <i>There are some significant constraints in terms of the site being isolated from a settlement with any services or facilities, but the opportunity to redevelop a brownfield site could bring some significant benefits if led by the community and neighbourhood plan.</i></p> <p>The specific circumstances of South Milton were taken into account in preparing the draft NP and as stated in the draft NP, the original proposal was to meet housing needs through infill. The Steering Group subsequently concluded that this approach would not deliver affordable housing. Also it was unlikely to deliver desired community benefits such as the Village Hall car park. The Steering</p>

² South Hams District Council - Site Information Pack July 2016

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>The South Milton document forms part of a set of documents covering all the villages. In those documents some 50 sites have been identified as having “Limited Constraints”, ie suitable for development. Assuming 10-20 houses would be built on each site, that would provide 500-1000 dwellings (which would meet the target of 700 dwellings required in the South Hams).</p> <ul style="list-style-type: none"> • South Hams Settlement Assessment Summary. SHDC undertook a detailed assessment of all 52 villages to assess the suitability of individual villages for future development. South Milton was ranked 49 out of 52. This would seem to suggest that South Milton is not being identified as a village for development. <p>Recently a SHDC officer (Phil Baker) commented on the need for development in Goveton (a smaller village, but one with similar level of facilities and infrastructure). He stated that “SHDC are working on a joint local plan with Plymouth and West Devon, but this is not expected to materially change the existing</p>	<p>Group also took the view that finding a preferred development site would give more control to the Parish Council over the character, appearance and extent of the housing development</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>policies. The expectation is that development will occur in Plymouth and the major conurbations and that there is no expectation of development for villages and parishes which are deemed not suitable due to infrastructure concerns”.</p> <p>Q1. In which case, why is South Milton offering a development site for 10-20 houses?</p> <p>There is strong evidence to support not putting forward a development site, so why put one forward which is highly likely to be accepted by SHDC and then potentially expanded? The NP should be reinforcing the statements made by SHDC that no development is required. It should not be recommending a position which is contrary to that identified, particularly when it is not what the village residents indicated in the questionnaire.</p> <p>It would seem more appropriate to state that:</p> <ul style="list-style-type: none"> • There is capacity to meet the future demands of the village through infill and on smaller sites as become available • There are no sites suitable for a 10-20 house development other than on sites that have been rejected by SHDC. 	

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
5.4			<p>2. Should the NP not set out the South Milton development boundary (ie the area within the plan area where development can take place)? This would be helpful to ensure that there is clarity for all interested parties today and in the future as to where development can take place. In the questionnaire, 54% stated a strong preference that any future development should take place within the existing development boundary. If the intention is to change the boundary, the document should set out why the boundary is changing, with a clear justification for the change.</p> <p>To propose a development outside the boundary would seem odd, particularly to justify a 10-20 house development. Surely the purpose of the development boundary is to stop such developments!</p> <p>Q2. Why does the NP promote a site that is outside of the development boundary?</p>	<p>The Steering Group assessed that neither of the sites offered within the development boundary would deliver the housing needs for the parish.</p> <p>The Steering Group is of the view that each site should be assessed on its merits. Any site that is outside the development boundary has a higher threshold to secure approval.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
5.5			<p>3. The questionnaire sent out to the village asked for responses to housing need in 3 categories (1-3 houses, 4-9 houses, 10 or more houses). 128 people (78%) responded that they wanted a development of 1-3 houses, while only 2 people (1%) supported a</p>	<p>Smaller developments are obviously desirable in a parish such as ours but planning is always a compromise. The Steering Group concluded that small developments</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>development of 10-20 houses. The responses do not provide the justification for a development of 10-20 houses. Additionally the NP seems to have ignored the fact that the majority of the comments regarding housing were against any development, with no support for a development of 10-20 houses.</p> <p>Q3. Why does the NP propose a development of 10-20 houses when the responses to the questionnaire indicate that only 1% of the respondents support this?</p>	<p>would not meet South Milton's housing needs.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
5.6			<p>4. Having reviewed other SHDC documents if there is a proven need for affordable housing then under the Village Housing Initiative³ (VHI) this can be used to support a development of 10-20 houses. However, as indicated in that document such a need would have to be proven before it can be taken into consideration. From the questionnaire responses it is apparent that while 64% indicated that they would support affordable housing, only 10 people (16%) (potentially as few as 2-3 households) indicated that they were looking for affordable housing in the future. No respondents indicated that they wanted affordable</p>	<p>To be in general conformity with the Joint Local Plan we are required under the localism act to provide affordable housing in the parish.</p> <p>The strategic housing needs assessment (Feb 2017) shows there is a need for an additional 18% of affordable housing in the South Hams over the plan period. There is a specific need for eight beds in five dwellings in South Milton (Communication from SHDC, May 2017)</p>

³ South Hams District Council – Village Housing Initiative Document

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>housing to be provided on a 10-20 house development.</p> <p>This would NOT appear to provide the support for a 10-20 house development as required by the guidance in the VHL.</p> <p>Q4. Why does the document favour the needs of 16% of the respondents and ignore the response made by 78% of respondents?</p>	
5.7			<p>5. The NP (p36) makes reference to the Glebe site (SH_47_01_08/13), but makes no reference to 4 other sites identified in the South Hams Site Information Pack (see a-d below). Since this document was published in July 2016, whereas the Glebe site document was published in 2013, it seems odd that the detail is not included within the NP. This is particularly relevant since site SH_47_04_16 is the site proposed for the development in the NP, which was rejected by SHDC in July 2016.</p> <ul style="list-style-type: none"> a. SH_47_02_16 b. SH_47_03_16 c. SH_47_04_16 d. SH_47_05_16 	<p>The NP will be updated to include reference to South Hams Information Pack (July 2016).</p> <p>See also response to your question 1</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Q5. Why does the NP recommend a site with “Significant Constraints” (SH_47_04_16) when this site was rejected by SHDC?</p>	
5.8			<p>Q6. Why were none of the other sites shortlisted for community consideration?</p> <p>The community may consider one of the other sites to be more suitable for a development of 10-20 dwellings, since it may be closer to the village centre (more sustainable), and would not require a footpath through fields for access to the village centre, which is a potential safety concern during the evenings and hours of darkness.</p>	<p>All offered sites were included in the housing exhibition held on 7/8 April.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
5.9			<p>6. If site SH_47_04_16 is to be recommended in the NP: Q7. Why has the boundary of the proposed development been extended beyond the brown field site? As the majority of residents want a development of only 1-3 houses, expansion of the brown field area would seem inappropriate.</p>	<p>The area to the east of the barns currently a grassed slope was incorrectly hatched on the plan. This area will not be included in the preferred site for housing and will become a green buffer. This change will be reflected in the final NP.</p>
5.10			<p>Q8. What controls are being put in place (eg covenants on the land) to stop the future development on the site by extending beyond the</p>	<p>It has been agreed with the landowner that the area to the west of the barns, between the barns and the edge of the South Milton development will become a green</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			10-20 dwellings, using the land between the site and the centre of South Milton?	buffer. This change will be reflected in the final NP. There is a written agreement with the landowner covering this matter and this will be incorporated in the Section 106 agreement for the site
5.11			<p>7. Since one of the attractions of the proposed site is the potential to acquire a car park for the Village Hall, it would be preferable if the two activities could be separated (ie the landowner makes the car park available now), otherwise it would appear that there is a vested interest in selecting the proposed development site to secure the car park. In fact residents should be asked to consider whether allowing a large scale housing development is too high a price to pay for a small car park. This is not a decision that the Parish Council can take on its own given the implications.</p> <p>Q9. Have the village residents been made aware that one of the costs of securing a car park is the provision of 10-20 houses?</p>	<p>Yes</p> <p>The Steering Group is exploring the opportunities for early implementation of the car park and the playground with the landowner.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
5.12			Q10. How can the village be assured that the developer will provide the car park (the existing	This will be incorporated in the Section 106 agreement for the site

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>landowner cannot provide that reassurance since as soon as the site is sold all control will pass to the new owner / developer!</p>	<p>which will remain in force even if the ownership changes</p>
5.13			<p>8. The NP appears to be a statement of fact but does not indicate the decisions made along the way (ie rejection of some development sites). While details of the sites considered have now been published, the evaluation criteria appear to favour large scale development. In fact in one of the criteria used appears to add weight to the preferred site <u>since it could provide additional housing beyond the current NP time horizon.</u> Does this mean the Parish Council is actually looking for a development over and above the 10-20 houses?</p> <p>Q11. Why is the Parish Council favouring large scale development, when this is not what was indicated by the questionnaire responses!</p>	<p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
5.14			<p>9. The village has not had an opportunity to input into the Neighbourhood Plan other than from responding to the questionnaire.</p> <p>Q12. Why have the village not had the opportunity to input into the decision making process, through a village meeting / Open Exhibition, where the</p>	<p>As set out in the draft NP the preferred site clearly stood out as the best of the shortlisted sites. The Steering Group was advised by the SHDC adviser that in the circumstances it would not be necessary to hold an exhibition.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p style="text-align: center;">findings and emerging recommendations could have been discussed before the proposed strategy was put in the draft NP?</p>	<p>Subsequent to publication the draft NP and receipt of comments, and further advice from SHDC, The Steering Group held an exhibition of the sites offered on 7/8 April 2017.</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
5.15			<p>The above questions suggest that there is an urgent need for the Parish Council to justify why the NP proposes a development of 10-20 houses which is not supported by the village. This should be presented to a Public Meeting before any further work is undertaken on the current draft (which should be put on hold).</p>	<p>See responses to your earlier questions</p>
6.1	Commentator 6	Email 13/1	<p><i>Village Plan Key Points.</i></p> <p><i>Proposed site Outside Parish development area.</i></p> <p><i>The need for more housing has not been clearly identified.</i></p> <p><i>Loss of jobs, through loss of farm buildings.</i></p> <p><i>Building in area of outstanding natural beauty.</i></p>	<p>See responses to your detailed comments below</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p><i>No development requirement from County council.</i></p> <p><i>Substantial development directly against wishes of parishioners.</i></p> <p><i>Development will more than double the size of the Hamlet of Sutton.</i></p> <p><i>Development will ultimately lead to the infill of buildings between the proposed site and South Milton Village.</i></p> <p><i>Proposed site entrance is very dangerous and has been previously rejected by county Council.</i></p> <p><i>Questionnaire flawed with too many leading questions.</i></p> <p><i>Responses misinterpreted, Industry standard “Net positive promoters” not correctly applied to questionnaire.</i></p> <p><i>Many strong opinions simply ignored to skew results.</i></p> <p><i>Parishioners not given all of the facts, we are still waiting for details the all of the sites to be published.</i></p> <p><i>To qualify the key Points the following extracts from the draft are published with informed comment.</i></p>	

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
6.2			<p><i>South Milton parish is shown on the map, Figure 1.1. The parish is afforded the highest status of protection because it lies wholly within the South Devon Area of Outstanding Natural Beauty (AONB) and partially within a defined Heritage Coast area. Ref Page 3.</i></p> <p>Comment 1. Like many residents of the village I chose to move to a location that is quiet and tranquil, with a strong agricultural heritage that still provides the backbone of village life. I would not like to see the strength of the village diminished by the loss of farming, be that buildings or land.</p>	<p>Agreed and the Steering Group is of the view that the opportunity afforded by the landowner offering the Dairy site for development is the best way of ensuring this.</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p> <p>Landowners/developers could put forward any site within the parish for development of any scale. The Parish Council might object but may well be overruled as SHDC is subject to increasing pressures to provide new housing. It is also evident that developers are taking advantage of the lack of new homes to secure approvals - there is a presumption in favour of development where Councils cannot demonstrate an adequate supply.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>The Parish Council would have more control over the location, scale and nature of the development - if the Neighbourhood Plan is endorsed in a referendum of all electors in the parish, the proposals in the Plan have to be taken into account in all planning decisions made by SHDC. Please note if development proceeds on the proposed site, it will be subject to the normal planning processes and approvals.</p>
6.3			<p><i>The 2011 census recorded a population of 385 (408 in 2001). Thirty-one per cent were above 65 years of age and 17 per cent were below the age of 19. In 2011 there were 247 dwellings (221 in 2001, of which 51 were second/holiday homes). Ref Page 3.</i></p> <p>Comment 2. The census has been portrayed in such a way as to suggest that the village population is increasing in age dramatically and that without the artificial injection of youth the village will die. There are two points to consider; firstly, the issue of an aging population is not just an issue for South Milton,</p>	<p>The Neighbourhood Plan is reporting the census data. No other commentator has drawn the same inference as you. One of the objectives of the plan is to maintain a vibrant community.</p> <p>Unchecked market forces would result in swathes of the South Hams being covered in second homes, as has happened in adjacent parishes. The approach taken by the Steering Group has been to</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>across the country as a whole there are now 900,000 more pensioners than there were ten years ago.</p> <p>Secondly the fact that the percentage of the population being over 65 is slightly higher in South Milton than the rest of the country should be no surprise as this is such a lovely place to live and retire. On the whole looking over the long term trends, the village population has been fairly steady and I see no good reason to try to artificially change that. Social engineering always ends in disaster it would be far better to allow market forces to prevail.</p>	<p>reduce this risk as much as possible.</p> <p>Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no justification for any green field development in the parish.</p>
6.4			<p><i>There is no shop, pub, public open space or school in the village. Ref Page 3.</i></p> <p>Comment 3.</p> <p>As a village we have no shop, pub or school, so any new developments would only increase traffic on what are already busy narrow roads; as the only way to get to any of these amenities is to drive. this simply can't be a good thing. I do not concur with the presumption that we have no public open space, what would you call South Milton Sands? This is a wonderful open space enjoyed by most of the parish on a regular basis.</p>	<p>Congestion on roads in our parish is caused by visitors and a small increase of population as a result of the proposed development will have a minimal impact. Also, the Dairy site is close to the Salcombe/Kingsbridge road and will have a smaller impact than any similar development closer to the coast</p> <p>The point made about public open space refers to the core of the village as stated in the text.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				Reference is made to the beach in the following list
6.5			<p><i>Population steady at 385 Ref Page 8.</i></p> <p><i>Refer to comment 2.</i></p>	See response to comment 2
6.6			<p><i>Farming has been the predominant occupation in the village from the time of the Domesday survey. Page 8.</i></p> <p>Comment 4. The parish still has a strong farming community, who are welcoming and approachable, I for one greatly enjoy the sights, sounds and smells associated with this strong heritage we are privileged to live within. We should not be in any rush to dismantle this and replace it with more housing and traffic.</p>	Agreed and if the policies in the draft Joint Local Plan and those in the South Milton Neighbourhood Plan are upheld the rural nature of our parish will be retained with farming at its core
6.7			<p><i>The biggest employer in the parish is the Beachhouse café Page 8.</i></p> <p>Comment 5. It has been suggested that the Beach House is the biggest employer in the parish, I find it hard to believe that farming and associated industries do not provide more well paid employment to local people. The Beach House provides limited low paid jobs for locals and cannot expand any more. At the public meeting it was suggested that the</p>	<p>The Beachouse is the largest sole employer but agree overall that agriculture probably employs more people. The text will be clarified.</p> <p>The Neighbourhood Plan does not justify building more houses to create employment. We regret that statements at the public meeting led you to believe that employment</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>new occupants of the proposed houses could run on-line internet companies from them to provide employment within the parish. This is totally absurd, any on-line internet business can be run from any address in the United Kingdom and does not constitute a reason to build more houses in the parish.</p>	<p>was a justification for new housing. Any such statement should have made it clear that occupants of new houses could work from home.</p> <p>The Neighbourhood Plan includes a project to improve broadband speeds and this would facilitate home working as well as supporting businesses.</p>
6.8			<p><i>It establishes a vision for the evolution of South Milton parish over the next 15 years and its long-term sustainability.</i> <i>Page 9.</i></p> <p>Comment 6. The long term vision must have farming at its core, if we allow the thought that a beach hut (that can't expand) can drive sustainable employment for the parish as a whole, we are very misguided.</p>	<p>There is no suggestion in the Neighbourhood Plan that sustainable employment relies on the Beachouse.</p> <p>Please also refer to the employment policy which recognises that agriculture and tourism will provide the bulk of employment in the future</p>
6.9			<p><i>Neighbourhood planning builds on the National Planning Policy Framework (NPPF) and gives an extra tier of detail at a local level. The South Milton Neighbourhood Plan has been developed to ensure that future growth and development in the parish is shaped by local people. It seeks to protect its</i></p>	<p>When the Steering Group began preparation of the draft NP, SHDC insisted that the parish should provide 39 new dwellings in the plan period. This figure was based on the census data from 2001 and 2011. The Steering Group</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p><i>unique character as a coastal and rural community, and that further development will contribute towards creating a stable and more sustainable community attractive to both residents and visitors.</i></p> <p><i>Page 9.</i></p> <p>Comment 7. There is currently is no requirement within the NPPF for South Milton to provide any additional housing, so we should not be rubber stamping such a large site that would provide twenty new houses in phase one, followed by another fifty that could sit within the “infill site” that this development would create. The parishioners have sent a very strong message to the Parish Council that they did NOT want to see a large development 10+ houses within the plan. The parish can fulfil its housing needs through infill within the current development area.</p>	<p>successfully argued that this figure was inflated by the conversion of a hotel and based on its own analysis an average of one new dwelling was built over the last 35 years. It was agreed that we should seek to provide 10 to 20 dwellings over the plan period.</p> <p>The draft Joint Local Plan for the region was published in March 2017 and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. Infill development is considered as windfall and is excluded from this figure.</p>
6.10			<p><i>At the start of the process an open village meeting was held, which was very well attended, and it informed the development of the Questionnaire. This was sent out to all registered electors and each holiday home in the Autumn of 2015. The total number of questionnaires distributed was 399. A total of 190 (47 per cent) responses were received. Public meetings have been held to discuss the Plan and the steering group has regularly kept parishioners</i></p>	<p>The Steering Group strongly refutes the suggestion that the residents of Sutton were deliberately kept in the dark about the proposed development of the Dairy site. The Steering Group always acted in good faith.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p><i>informed of progress through the village newsletter and website, while at the same time gathering feedback from residents. Professional advice has been received throughout the process from South Hams District Council Development Management Department. The views received from the local village community have formed the basis of all the discussions by the steering group. Many of these views are referenced in the later sections of the Plan but it is worth highlighting the main themes in the responses, as there was a broad measure of agreement on three key issues. Page 10.</i></p> <p>Comment 8. It is untrue to say that the parishioners have been kept well informed through this process. The residents of the hamlet of Sutton have been deliberately kept in the dark as to the intentions of the steering committee regarding the large development in their hamlet until the village plan was presented as a “fait accompli” at the second public meeting.</p>	<p>As recorded in the notes of the internal meetings no details of the assessment of the sites would be revealed until the process was completed. Furthermore the following was recorded at meeting no 22 on 25 July 2016: <i>Investigations and assessments are continuing on the selected amber sites, including meetings with landowners. Phil Baker (SHDC Planning Officer) had advised that with our current approach it would not be necessary to hold a separate consultation on housing sites and parishioners comments would be obtained when the draft NP was circulated.</i></p> <p>Progress on the preparation of the Neighbourhood was regularly reported at Parish Council meetings</p> <p>Notes of all the internal meetings as well as Parish Council meetings are available on the village website.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				A housing exhibition was subsequently held on 7/8 April 2017 and 97% of respondents supported selection of the Dairy site.
6.11			<p><i>Key issues for parishioners</i> <i>Residents enjoy living in the village as South Milton is a quiet, beautiful and green parish with good access to the beach, has a strong community spirit and an extremely low crime rate. There is a very strong feeling that these qualities should not be jeopardised by any development in the future.</i></p> <p>Comment 9. The proposed development will jeopardise these qualities by increasing regular traffic in and out of the parish with all the associated problems that comes with increased traffic such as vehicle noise and pollution (over 50% respondents sight QUIET as a reason to enjoy living in South Milton), bank erosion etc.; will destroy the green belt surrounding the village.</p>	Congestion on roads in our parish is caused by visitors and a small increase of population as a result of the proposed development will have a minimal impact. Also, the Dairy site is close to the Salcombe/Kingsbridge road and will have a smaller impact than any similar development closer to the coast
6.12			<p><i>There is support for some improvement in village facilities, especially the provision of a car park and a playground.</i></p> <p>Comment 10 Again, looking at question 4.3b if the questionnaire is analysed correctly using the industry accepted "Net positive promoters" the actual statistics show that 52.6% of</p>	See response to your final comment about the Net Promoter Score which is not considered an appropriate method of analysis for the South Milton questionnaire.

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>parishioners are detractors (feel there is no need for improvement) 23.% are “passive” and only 24.3% are promoters (feel there is a need for improvement). So there is no evidence that parishioners particularly feel there is a need for a carpark.</p>	<p>A village hall car park has been a long-held ambition of parishioners as well as regular users of the village hall (at least two decades)</p>
6.13			<p><i>✎ There is support for some modest housing development, particularly if it provides some affordable housing and it is in keeping with the character of the village. Page 10.</i></p> <p>Comment 11 The proposed site does not constitute a modest housing development (10-20) new dwellings is a major development when considered in the confines of the village. Again the questionnaire has been poorly interpreted. 25 people which represents 13.2% did not want any development at all and a further 67.4% of respondents “favoured development within the range of one to three units.” P43. This clearly demonstrates that a large development is not supported by the parishioners.</p>	<p>Smaller developments are obviously desirable in a parish such as ours but planning is always a compromise. The Steering Group concluded that small developments would not meet South Milton’s housing needs and in particular the need for affordable housing.</p>
6.14			<p><i>By 2031 we would like South Milton to be an even better place to live and work, with a strong sense of identity and community spirit. Our ambition is to protect and enhance our coastline and the rural nature of the parish. Page 11.</i></p>	<p>The proposed development will not “tear-down a working farm”. The landowner has confirmed that the lease on the barns will expire soon. Furthermore the farmer that currently leases the barns is reducing his operation. The</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p><i>Background and Evidence Base South Milton parish is recognised by parishioners for its beautiful, green countryside, wonderful sheltered beach, dramatic coastline and working farms (all ranked in the top third of 20 reasons why South Milton is an enjoyable place to live). The beach is visited frequently by parishioners with only two respondents saying they never used it</i> Page 12.</p> <p>Comment 12. The proposed development is the complete opposite of the background evidence base, and the clearly stated wishes of the parishioners. The main stay of parish employment is farming, and tearing down a working farm would only reduce employment in the parish and would do nothing to protect the rural nature of the parish.</p>	<p>landowner has confirmed that the barns are surplus to his requirements</p>
6.15			<p><i>The vision statement in the South Devon AONB Management Plan 2014-19 succinctly summarises the special quality of our landscape:</i></p> <p><i>Its living, working countryside where community and economic activity sustains the landscape and bring prosperity and social well-being to ensure a good quality of life for its residents.</i> Page 14.</p> <p>6.1 Landscape South Milton Parish lies wholly within the South Devon AONB and as such, under NPPF paragraph 115, is afforded the highest status of protection in relation to landscape and scenic beauty,</p>	<p>Planning is always a compromise. The Steering Group concluded that development would meet South Milton's housing needs with the least impacts.</p> <p>The Strategic Environmental Assessment has concluded that:</p> <p><i>The plan has a strong focus on protecting the environment whilst delivering an appropriate new</i></p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p><i>Page 15</i></p> <p><i>Devon lanes, Devon banks and green lanes are a distinctive feature of the landscape.</i></p> <p><i>Page 15.</i></p> <p>Comment 13. The proposed site is the complete opposite of the statements above. If the proposed site was allowed to go ahead many trees would need to be cut down and Devon banks destroyed to widen the road at the entrance to the site.</p>	<p><i>allocation which will support the vitality of the Neighbourhood Plan area. As such the plan performs really well in sustainability terms.</i></p> <p>Furthermore the South Devon AONB Manager <i>advised that he had read our draft NP and that the AONB was supportive of the approach we adopted in the NP as:</i></p> <ul style="list-style-type: none"> • <i>We had adopted a robust methodology</i> • <i>The proposed development was proportionate to our housing needs (AONB recognises that communities had to grow to be sustainable)</i> • <i>The selected development site was well nestled and located within the landscape.</i> <p><i>He also confirmed that due to the scale, location and use of a brownfield site that the proposed development was unlikely to be major development in the</i></p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p><i>context of the South Devon AONB and paragraph 116 to the NPPF.</i></p> <p>(Refer to notes of internal meeting no 45 on 3 April 2017)</p>
6.16			<p><i>Any proposals for development that will interfere with the views from the important viewpoints shown on Figure 6.2 will not be supported. South Milton Village Plan. Page 19.</i></p> <p>Comment 14.</p> <p>The views supplied by the working group are completely subjective, they are also taken from the road, there are many views from footpaths and green lanes that would be blighted by this development. If you actually go to the proposed site you can stand at the back of the sheds and look up the valley and see much of the village, including the church. This by definition means you can see the proposed site from the village. I have now taken photographs in both directions and currently the farm shed blend into the country side due to their colour, however the trend for housing developments currently is to render the outsides of the houses and paint them bright white, which would be an ugly addition to our landscape.</p> <p><i>Any proposals for development that will increase light pollution will not be supported.</i></p>	<p>The most important views and viewpoints identified in the Neighbourhood Plan have been suggested by parishioners. No one identified viewpoints that take in the Dairy site.</p> <p>Your point about the bright colours is noted and will be considered in drawing up the design policies.</p> <p>To conform with the NP policies on light pollution, only low-level</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p><i>Page 19.</i></p> <p>Comment 15. A large development of this size is going to produce unacceptable amounts of light pollution. Our dark skies should be valued more highly.</p>	<p>lighting appropriate for a rural setting would be acceptable.</p>
6.17			<p><i>E&CM 3. Farmland Policy</i> <i>a) Any development proposals that will result in the loss of good quality farmland or adversely affect the mix of farming practices will be considered only as an exception.</i> <i>Page 25</i></p> <p>Comment 16. The proposed development will destroy a working farm and flies in the face of the Farmland Policy.</p>	<p>The proposed development will not “tear-down a working farm”. The landowner has confirmed that the lease on the barns will expire soon. Furthermore the farmer that currently leases the barns is reducing his operation. The landowner has confirmed that the barns are surplus to his requirements</p>
6.18			<p><i>The purpose of these policies is to preserve the character of the landscape while recognising that farming must remain economically sustainable.</i> <i>Page 25.</i></p> <p>Comment 17. The proposed development will destroy a working farm and flies in the face of the Farmland Policy</p>	<p>The proposed development will not “tear-down a working farm”. The landowner has confirmed that the lease on the barns will expire soon. Furthermore the farmer that currently leases the barns is reducing his operation. The landowner has confirmed that the barns are surplus to his requirements</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
6.19			<p><i>The extensive hedgerows and small areas of woodland in the parish are also critical feeding and sheltering areas for wildlife. These must be conserved and preferably extended and managed to maximise the benefit to wildlife</i></p> <p><i>Page 26.</i></p> <p>Comment 18. The proposed site would require many trees to be felled and Devon banks to be destroyed by the entrance, as it is in such a dangerous place just by two blind bends on a steep part of the road. There is a good deal of rough grass on the site that provides valuable habitat for many species, this would all be lost if such a large development were allowed to go ahead, in addition it is proposed to develop a new foot path into the village This development would also destroy a great deal of natural habitat.</p>	<p>Concerns about this bend and access have been raised by other commentators as well. This is a specialist area and will be addressed at the detailed planning and design stages when a solution will have to be found that is acceptable to the Highway Authority and local residents.</p> <p>Planning is always a compromise. The Steering Group concluded that development would meet South Milton’s housing needs with the least impacts.</p> <p>Furthermore the South Devon AONB Manager <i>advised that he had read our draft NP and that the AONB was supportive of the approach we adopted in the NP as:</i></p> <ul style="list-style-type: none"> • <i>We had adopted a robust methodology</i> • <i>The proposed development was proportionate to our housing needs (AONB recognises that</i>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p><i>communities had to grow to be sustainable)</i></p> <ul style="list-style-type: none"> • <i>The selected development site was well nestled and located within the landscape.</i> <p><i>He also confirmed that due to the scale, location and use of a brownfield site that the proposed development was unlikely to be major development in the context of the South Devon AONB and paragraph 116 to the NPPF.</i></p> <p><i>(Refer to notes of internal meeting no 45 on 3 April 2017)</i></p>
6.20			<p><i>The overwhelming response to the Questionnaire, and all the subsequent informal feedback, is that parishioners want to retain the special rural character of the parish, recognised by its AONB designation.</i></p> <p><i>Page 33</i></p> <p>Comment 19. How does building a massive housing estate with the intention of infilling in later years meet this response from the majority of the parish.</p>	<p>Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no justification for any green field development in the parish.</p>
6.21			<p><i>Most parishioners acknowledged that some modest development was required however to meet local needs but not to provide second homes.</i></p>	<p>See response to your final question about the Net Promoter Score which is not considered an</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response																		
			<p><i>Page 33</i></p> <p>Comment 20. The steering group have misinterpreted the results from the questionnaire. They should have used Net Promoter Score (as it is accepted current practice) to evaluate the results of questionnaires that contain Likert items. Using the correct method the results are very different.</p> <p>56.9% are Detractors, this means they do not believe there is a need for more housing. 29.3% are Passive, they neither want or don't want any additional housing. 13.9% are Promoters, these are the people who believe there is a need.</p> <p>This is the true reflection of question 2.1</p> <p>2.1 Do you think there is a need for more housing provision in parish over the next 20 years?</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Sum</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>0</td> <td>25</td> <td>13.30</td> </tr> <tr> <td>1</td> <td>6</td> <td>3.19</td> </tr> <tr> <td>2</td> <td>6</td> <td>3.19</td> </tr> <tr> <td>3</td> <td>12</td> <td>6.38</td> </tr> <tr> <td>4</td> <td>11</td> <td>5.85</td> </tr> </tbody> </table>		Sum	%	0	25	13.30	1	6	3.19	2	6	3.19	3	12	6.38	4	11	5.85	<p>appropriate method of analysis for the South Milton questionnaire.</p> <p>Your interpretation is confirmed incorrect as sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
	Sum	%																				
0	25	13.30																				
1	6	3.19																				
2	6	3.19																				
3	12	6.38																				
4	11	5.85																				

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment				Response
			5	25	13.30		
			6	22	11.70	107	56.9
			7	27	14.36		
			8	28	14.89	55	29.3
			9	7	3.72		
			10	19	10.11	26	13.9
			TOTAL		188		
			2.1a If you think there is a need for more housing, do you think it should be:				
				Su			
				m	5		
			None	25	13.8		
			Within	84	46.4		
			Outside	14	7.7		
			Anywhere	58	32.0		
				181	100.00		
			Comment 21				
			Firstly, the steering group have completely ignored the wishes of the parishioners who don't want any more housing, so another category has been added to account for their views. Of those who expressed a view, the majority of parishioners 46.4% went on to say that any development should be within the existing development boundary (This again has been ignored). The message is clear, no additional				
			Clearly it would be desirable to develop within the existing development boundary but planning is however always a compromise. The Steering Group concluded that South Milton's housing needs could not be met within the development boundary				
			Sixty-three of 65 commentators on the housing exhibition supported				

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response																		
			<p>development, or if any is required, it should be small and within the existing development boundary.</p>	<p>the approach of the Steering Group and the selection of the Dairy site</p>																		
6.22			<p>2.1b Should new housing be built in small or large developments?</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th></th> <th>Sum</th> <th>%</th> </tr> </thead> <tbody> <tr> <td>No Houses</td> <td>25</td> <td>13.2</td> </tr> <tr> <td>1-3 Houses</td> <td>128</td> <td>67.4</td> </tr> <tr> <td>4-9 Houses</td> <td>35</td> <td>18.4</td> </tr> <tr> <td>10+</td> <td>2</td> <td>1.1</td> </tr> <tr> <td></td> <td>190</td> <td></td> </tr> </tbody> </table> <p>Comment 22. Again the wishes of those who wanted to see no more development have been ignored so another category has been added. The parishioners where further asked to define the scale of any development, (small 1-3 houses, medium 4-9 houses or large 10 or more houses) a resounding 80.6% only wanted to see no or a small development, a further 18.4% thought that a medium sized development would suit. Only 2 people 1.1% thought a large development of 10 or more houses would be suitable, presumably this is the owner of the proposed site and his partner. With all of this now published for all to see I cannot understand why the working group have come to the</p>		Sum	%	No Houses	25	13.2	1-3 Houses	128	67.4	4-9 Houses	35	18.4	10+	2	1.1		190		<p>Smaller developments are obviously desirable in a parish such as ours but planning is always a compromise. The Steering Group concluded that small developments would not meet South Milton's housing needs and in particular the need for affordable housing.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
	Sum	%																				
No Houses	25	13.2																				
1-3 Houses	128	67.4																				
4-9 Houses	35	18.4																				
10+	2	1.1																				
	190																					

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>conclusion that recommending a very large development outside of the existing development boundary represents the wishes of the parishioners.</p>	
6.23			<p><i>The population of the parish of South Milton has remained at around 400, at least since 1841. Between 2001 and 2011 it declined by 23 people while the number of dwellings increased by 26. Research by the Parish Council indicates that 36 additional dwellings have been constructed or converted between 1980 and 2016, of which six have never been occupied. Approximately 11 of these are used as second homes, three have planning restrictions for agricultural use only while 13 resulted from the conversion of the Holiday Fellowship Hotel into holiday apartments.</i></p> <p>36-11-6-19</p> <p>Comment 23.</p> <p>There are currently six dwellings within the village that have been built and never occupied, they currently only have planning permission to be used as holiday lets. Effort should be made to get change of use on these properties and then release them to the local market. If this were achieved the majority of the parishioner’s wishes would be met without the need for further building inside or outside of the existing development boundary. A further clear benefit would be that there would be no construction traffic or change to anyone’s current views that we all hold so dearly.</p>	<p>Points noted and the options on this vacant housing were discussed during preparation of the Neighbourhood Plan. The Steering Group now understands (July 2017) that the owner is making the properties available for occupation.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>This policy is supported by South Hams District Council Village Housing Initiative:</p> <p>Quotation from South Hams District Council Village Housing Initiative. <i>"It may however also include looking at ways to make the best use of the existing stock including existing affordable housing or empty private sector homes" Village Housing Initiative Guide P5.5</i></p>	
6.24			<p><i>Most parishioners acknowledged that some modest development was required however to meet local needs but not to provide second homes. In its early deliberations the Neighbourhood Plan Steering Group determined that the number of new homes required by 2031 could be met through infill development, as it had been for the last 30 years. The steering group concluded, however, that such an approach would not provide the type of housing needed to meet two of the strong messages from the community, namely that the village remained vibrant with a mixed-age community and some affordable housing be made available. P33</i></p> <p>Comment 24. Most of the parishioners are detractors as described in comment 20, the overwhelming majority of parishioners wanted a small development of between 0-3 houses. This could clearly be met by infill and a number of suitable sites have been offered, or the change of use on the six un-occupied homes in the village.</p>	<p>See response to your final question about the Net Promoter Score which is not considered an appropriate method of analysis for the South Milton questionnaire.</p> <p>The option of aggregating the offered sites was considered during the process and rejected by the Steering Group as South Milton's housing needs and in particular the need for affordable housing would not be met.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Tim Lewis has informed me verbally at a meeting that one gentleman has come forward with a site that would provide three new homes and that he would like his sons to live in two of them, the third being made available to other young people who wish to remain in the village. Unfortunately, Clr Lewis and the rest of the steering group didn't consider this a good way to support the young people of the parish. Surely this type of development is exactly what the parishioners has said they would support rather than the one proposed.</p>	<p>the approach of the Steering Group and the selection of the Dairy site</p>
6.25			<p><i>The Steering Group then agreed that a search should be made for a suitable development site and, if such a site could also provide a significant community benefit, then a modest housing development to meet local needs could be justified</i></p> <p><i>Page 33</i></p> <p>Comment 25. The steering group seem to have been driven NOT by the wishes of the parishioners as demonstrated in the published questionnaire answers, but instead by a blinkered desire to have a car park at the rear of the village hall regardless of cost. The land to the rear of the village hall is owned by the same gentleman who has put forward the dairy. A site has been offered within the development boundary that could accommodate many houses and a village car park. This should be considered the preferred</p>	<p>Only two sites were offered within the development boundary. The smaller of the two could accommodate only one dwelling. The offer was subsequently withdrawn. The other was not deliverable – site 7 presented in the housing exhibition</p> <p>The approach adopted by the Steering Group has been objective and rigorous. Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>site as it fulfils all of the requirements set out by the parishioners.</p>	
6.26			<p><i>Demand</i> <i>In recent years the only new housing has been the occasional infill property. In the responses to the Questionnaire more than half the respondents thought there was a need for additional housing in the parish, preferably in a small development and within the existing development boundary.</i> <i>Page 35.</i></p> <p>Comment 26. (again) – (Refer to Comment 20.) The steering group seem to have completely missed the point and not listened to the parishioners.</p> <p>The steering group have misinterpreted the results from the questionnaire. They should have used Net Promoter Score (as it is accepted current industry practice) to evaluate the results. Using the correct method the results are very different.</p> <p>Again the wishes of those who wanted to see no more development have been ignored so another category has been added. The parishioners where further asked to define the scale of any development, (small 1-3 houses, medium 4-9 houses or large 10 or more houses) a resounding 80.6% only wanted to see no or a small development, a further 18.4% thought that a medium sized development would</p>	<p>See response to your final question about the Net Promoter Score which is not considered an appropriate method of analysis for the South Milton questionnaire.</p> <p>Smaller developments are obviously desirable in a parish such as ours but planning is always a compromise. The Steering Group concluded that small developments would not meet South Milton’s housing needs and particular the need for affordable housing.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>suit. Only 2 people 1.1% thought a large development of 10 or more houses would be suitable, presumably this is the owner of the proposed site and his partner.</p> <p>With all of this now published for all to see I cannot understand why the working group have come to the conclusion that recommending a very large development outside of the existing development boundary represents the wishes of the parishioners.</p>	
6.27			<p><i>The majority of respondents (77 per cent) also wanted to see more affordable housing to be available for people with local connections Page 35.</i></p> <p>Comment 27.</p> <p>It is tiresome to have to keep repeating the fact that the Questionnaire was flawed to start and then totally misinterpreted. The industry accepted process of Net Promoter Scoring should have been used. Simply printing incorrect data and assumptions again and again does not make them right.</p>	<p>See response to your final question about the Net Promoter Score which is not considered an appropriate method of analysis for the South Milton questionnaire.</p> <p>There was and remains a demand for affordable housing in the parish. The strategic housing needs assessment (Feb 2017) shows there is a need for an additional 18% of affordable housing in the South Hams over the plan period. There is a specific need for eight beds in five dwellings in South Milton (Communication from SHDC, May 2017)</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
6.28			<p><i>Considerations for a New Development Site</i> <i>Although there is a demand for more housing within the South Hams, the parish lies within the South Devon AONB and has very few large sites suitable for housing development within the existing village boundaries. This view was confirmed in 2013 by South Hams District Council rejecting the only site in the parish considered in a regional call for building land. This was part of the South Milton glebe lands (opposite the parish church) and was considered to have 'significant constraints' in that 'it is a visually sensitive site and development in this location has the potential to have negative impacts on the character of the area'. Thus no sites in South Milton parish were specifically designated for new housing development by the district council in 2013.</i></p> <p><i>Page 36</i></p> <p>Comment 28. As already stated, there is currently is no requirement within the NPPF for South Milton to provide any additional housing. However, if the parishioners wish to include some provision for additional housing within the Village Plan then there are a number of suitable sites that have been offered within the village development boundary.</p>	<p>The Dairy site was covered in the SHDC housing review in July 2016 which concluded: <i>There are some significant constraints in terms of the site being isolated from a settlement with any services or facilities, but the opportunity to redevelop a brownfield site could bring some significant benefits if led by the community and neighbourhood plan.</i></p> <p>The specific circumstances of South Milton were taken into account in preparing the draft NP and as stated in the draft NP, the original proposal was to meet housing needs through infill. The Steering Group subsequently concluded that this approach would not deliver affordable housing. Also it was unlikely to deliver desired community benefits such as the Village Hall car park. The Steering Group also took the view that finding a preferred development site would give more control to the Parish Council over the character,</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>appearance and extent of the housing development.</p> <p>The draft Joint Local Plan for the region was not published until March 2017 (some four months after the SM draft NP was published) and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
6.29			<p><i>using to meet local needs' (para 54), while respecting the presumption against development in AONBs.</i> <i>Page 36</i></p> <p>Comment 29. As we live within an area of Outstanding Natural Beauty (AONB) we should not be encouraging large scale development.</p>	<p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site.</p> <p>The South Devon AONB Manager <i>advised that he had read our draft NP and that the AONB was supportive of the approach we adopted in the NP as:</i></p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<ul style="list-style-type: none"> • <i>We had adopted a robust methodology</i> • <i>The proposed development was proportionate to our housing needs (AONB recognises that communities had to grow to be sustainable)</i> • <i>The selected development site was well nestled and located within the landscape.</i> <p><i>He also confirmed that due to the scale, location and use of a brownfield site that the proposed development was unlikely to be major development in the context of the South Devon AONB and paragraph 116 to the NPPF.</i></p> <p><i>(Refer to notes of internal meeting no 45 on 3 April 2017)</i></p>
6.30			<p><i>Three sites were shortlisted for more detailed evaluation. This clearly showed that only one of these sites stood out as it would provide the desired type and amount of housing with minimal environmental impact and offer significant community benefits. The Parish Council's preferred housing development site and community car park are shown on Figure 7.1</i></p> <p><i>Page37</i></p>	<p>A housing exhibition was held on 7/8 April 2017 at which all sites were identified. Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>


**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Comment 30. Again the steering group have totally misinterpreted the requirements and wishes of the parishioners. They have been told very strongly that we do not wish to see a large development of houses within the parish. All of the sites should be published, anyone who has offered a site through this process has given up any right to anonymity.</p>	
6.31			<p><i>This site is being proposed for housing development because it meets most of the criteria of the steering group. These are:</i></p> <p>Comment 31. The Steering group criteria must be subservient to the wishes of the parishioners. The parishioners, through the questionnaire have stated clearly that they do NOT wish to see a large development within the parish and any development should be within the current development boundary.</p>	Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site
6.32			<p><i>✎ It is large enough to accommodate 10-20 houses or flats which could be developed in more than one phase.</i></p> <p>Comment 32. As already stated, there is currently is no requirement within the NPPF for South Milton to provide any additional housing. Over 80.6% of respondents would like to see a range of 0-3 houses to be built.</p>	The draft Joint Local Plan for the region was not published until March 2017 (some four months after the SM draft NP was published) and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Phasing the build would only prolong disruption by contractor’s vehicles and unsightly/un-landscaped areas lying derelict waiting for the next phase. It will greatly increase the cost of building the development and no builder is going to go forward with a project on this basis.</p> <p>In addition, if the site were developed in stages there would be areas of broken ground leading to soil erosion which in turn will block drains and culverts causing flooding within the village.</p>	<p>This is covered by our policies to control flooding</p>
6.33			<p><i>It is a brown field site currently accommodating two stock barns and ancillary farm buildings (now surplus to requirements in the parish), as shown on Photograph 7.1a. Page 38.</i></p> <p>Comment 33. It is wrong to suggest these are not working farm buildings and describe the area as a “brown field site”, there are many happy beasts living in the barns. The proposed development will destroy a working farm and flies in the face of the Farmland Policy.</p>	<p>The proposed development will not “tear-down a working farm”. The landowner has confirmed that the lease on the barns will expire soon. Furthermore the farmer that currently leases the barns is reducing his operation. The landowner has confirmed that the barns are surplus to his requirements</p>

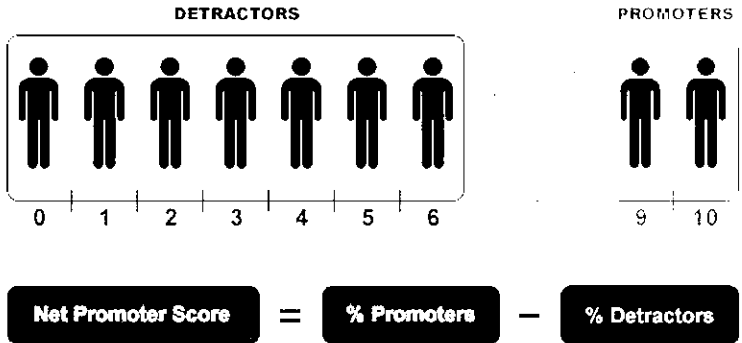
**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				
6.34			<p><i>It is close to existing development at Sutton and is on the road entering the village from the east and therefore traffic movements through the village will be minimised.</i> Page 38</p> <p>Comment 34. The “development” at Sutton (P38 point 2) is made up of an old and very well established working dairy farm and associated homes, a grade 2 listed house, some very old characterful cottages, a couple of bungalows and Sutton</p>	<p>The term “development” will be replaced by “hamlet”.</p> <p>Your assertion about the views of Sutton residents is incorrect.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Cross House. It is an ancient hamlet (P6) and the use of the word 'development' suggests that the buildings have been recently built and there has been major expansion in the hamlet. This is not the case and those of us who enjoy living in the hamlet do not wish to have the "Village Housing Site" dumped on our door step.</p> <p>The village of South Milton is punching well above its weight by proposing such a large development, the National Geographic Society would argue the South Milton is in fact a hamlet.</p> <p><i>A village is a small settlement usually found in a rural setting. It is generally larger than a "hamlet" but smaller than a "town". Some geographers specifically define a village as having between 500 and 2,500 inhabitants. Ref National Geographic Society.</i></p>	
6.35			<p>The following information is included for your reference. If the working group wished to count the responses in the way they have a completely different scale should have been used.</p> <p>The Net Promoter Score is calculated as the difference between the percentage of Promoters and Detractors. The NPS is not expressed as a percentage but as an absolute number lying between -100 and +100. For instance, if you have 25% Promoters, 55% Passives and 20% Detractors, the NPS will be +5.</p>	<p>Thank you.</p> <p>The Steering Group had researched the use of Net Promoter Score (NPS) which is a metric designed to measure and improve customer loyalty based on the likelihood of a customer recommending a service/product. As such, it was not considered an appropriate method of analysis for the South</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Calculation Depending on the score that is given to the Net Promoter question, three categories of people can be distinguished:</p> <p>Promoters = respondents giving a 9 or 10 score Passives = respondents giving a 7 or 8 score Detractors = respondents giving a 0 to 6 score</p> <p>Net Promoter Score</p> <div style="text-align: center;">  </div>	<p>Milton questionnaire. This conclusion was confirmed with a professional familiar with NPS.</p>
7.1	Commentator 7	Email 1/1	<p>Thank you for taking the time to visit us, offer your advice and see where we'd like to site the small wind turbine, we are genuinely grateful.</p>	<p>The Steering Group considers that the current planning legislation and regulations on domestic renewable energy installations do not require</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Apologies for taking such a long time to get back to you, we had a family crisis so everything went on hold. But here is our proposed wording for the green box titled "E&CM 7. Renewable Energy Policy" in section 6.7 of the Draft Plan on page 32, and for section 8.1 on page 47. It's along the lines of your suggestion but framed more positively. Hopefully you and your fellow members will find it acceptable.</p> <p>"However, applications for unobtrusive domestic installations would generally be supported</p>	<p>further elaboration or specific policies in our Neighbourhood Plan.</p> <p>The Neighbourhood Plan narrative on renewable energy has been modified to include support for unobtrusive, domestic renewable energy installations</p>
8.1	Commentator 8	Email 11/12	<p>This is a very well thought out plan. An enormous amount of work has been taken to ensure that the site in questions causes the minimum of disturbance to the residents and at the Parish meeting there was only one NIMBY amongst us. I support this plan so long as there are no more than twenty homes (max). We would be granted a Village Hall car park (desperately needed) by the owner of the land too.</p> <p>Thank you to all involved in the Neighbourhood Plan – well done.</p>	The Steering Group thanks you for your kind comments and support for the draft plan
9.1	Commentator 9	Email 13/12	<p>I would like to congratulate you and the Neighbourhood Watch Committee for the way that the evening meeting was conducted.</p> <p>Having just moved back into the village after a few years away, it was so reassuring to see in action, the dedicated care and attention which was show to ALL the residents.</p>	The Steering Group thanks you for your kind comments and support for the draft plan

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Everyone was given time to express their views and allowed to comment on all aspects of the proposals set out.</p> <p>The time and effort put forward in creating these proposals was quite staggering.</p> <p>Would you please thank the Chair, Mrs Brice and the other members of this committee for their really good input.</p>	
10.1	Commentator 10	Email 13/12	<p>Forgive me for not having sent an email earlier to congratulate you on the NP, but as I think you know, I have been away for a few weeks. It is brilliantly written and the maps are fantastic - so simple and clean but show everything clearly. Did you have any help and if so from whom as we could do with some In Thurlestone, especially for the maps? We are all in awe over here</p>	<p>The Steering Group thanks you for your kind comments and support for the draft plan</p>
11.1	Commentator 11	Email 17/12	<p>Subject to the following changes to the draft plan, I am minded to accept the principle of houses on the site called "Dairy Farm".</p>	
11.2			<p>1. Page 8 item 1 – the site for housing has been in agricultural use since I arrived in South Milton 17 years ago, and is still in use today - the words "Brownfield site" is therefore untrue and should be deleted. As these barns appear to be surplus to requirements in the future, the plan should include a statement that new barns shall not be allowed on any other part of this farm.</p>	<p>The term brownfield is used by SHDC planning officer (Strategic Housing & Economic Land Availability Assessment – July 2016) to describe this site.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				The barns are, at present, let on a temporary basis to a farm based outside the parish and we understand may not be required by the tenant for its present purpose for much longer. The barn owner has informed us that he will relocate the barns to a farm in another parish and will not be replaced in South Milton parish.
11.3			2. It was stated twice at the meeting held on 5th December 2016 that “all houses on this site would be “no higher” than the existing barns”. The barns heights should be measured by an independent surveyor, and the statement (with height from the ground) added to the plan. This applies to the whole plot, and is especially significant because the rising field to the East is included in the planned area, which Tim said would “probably be gardens”, without further thought.	The area to the East of the concrete platform has been removed from the preferred site in the final NP (the plan included in the draft NP was incorrect). The level of the top of the barn will be surveyed and an express provision included in the conditions attached to development of the preferred site
11.4			3. The sloped Z bend (with water crossing the road during heavy rain) with the north bank belonging to the farmer, is generally known as a dangerous bend. To reduce the risk of accidents to all road users, pedestrians, cyclists, buses, cars and tractors, changes to this double bend should be included in the plan – The occupants to these houses and the pedestrians on the footpath to/from the Village Hall will increase the traffic and pedestrian flows. Highways should be	Concerns about this bend and access have been raised by other commentators as well. This is a specialist area and will be addressed at the detailed planning and design stages when a solution will have to be found that is

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>able to give concrete advice to make these bends safer – ideas include a pavement for pedestrians and widening / straightening the road, to speed bumps, constriction points, or traffic lights.</p> <p>Once the road system into the first phase of the housing area has been completed, it will be too late to include any road change into the plan in future years.</p>	<p>acceptable to the Highway Authority and local residents.</p>
11.5			<p>It is obvious that as the farm would be uneconomic to run as a separate entity, (without barns), further housing schemes are almost inevitable on surrounding farm land. Comments made by a resident in West Alvington should also be carefully considered to ensure the plan for additional housing is robust.</p>	<p>Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no justification for any green field development in the parish.</p>
12.1	Commentator 12	Letter 19/12	<p>I see no logic in the possible development for houses on the existing farm in South Milton. The only person to gain from this would be Mr Bond, existing owner, converting his existing investment of £500,000 to a possible £2-3m for development land and selling his existing bungalow and moving away from the destruction of South Milton.</p>	<p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
12.2			<p>It is impossible for a developer to build houses on basis of ten houses 1/3 of to first time buyers. Site preparation costly removal of existing buildings asbestos roofs, infilling slurry</p>	<p>There is a written agreement between South Milton Parish Council and the owner of The</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>tanks and storage areas for silage possible removal of soil from area. The number of houses would quickly climb to fifty to give any developer any possible profit margin, open a door to a developer he wants his pound of flesh a few cars parked by village hall is a small lever for this development. Houses now cost a lot of money to build when wages materials are taken into consideration.</p>	<p>Dairy site which states that six of the 18 houses will be affordable and six self-build.</p> <p>The written agreement between the landowner and SMPC also states that the footprint of the existing buildings and concrete surround will be the full extent of the dwellings including their gardens.</p> <p>The final layout of the site will be determined by the landowner but must conform to the policies in the Neighbourhood Plan and will be subject to the normal planning application processes.</p> <p>Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				justification for any green field development in the parish.
12.3			Who required any details of any housing development in South Milton? Please answer I would like to know.	<p>When the Steering Group began preparation of the draft NP, SHDC insisted that the parish should provide 39 new dwellings in the plan period. This figure was based on the census data from 2001 and 2011. The Steering Group successfully argued that this figure was inflated by the conversion of a hotel and based on its own analysis an average of one new dwelling was built over the last 35 years. It was agreed that we should seek to provide 10 to 20 dwellings over the plan period.</p> <p>The draft Joint Local Plan for the region was not published until March 2017 (some four months after the SM daft NP was published) and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site
12.4			I have been informed that this site is not on the wish list of South Hams Planners.	<p>This site was assessed by SHDC with the following conclusion: <i>There are some significant constraints in terms of the site being isolated from a settlement with any services or facilities, but the opportunity to redevelop a brownfield site could bring some significant benefits if led by the community and neighbourhood plan.</i></p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
12.5			Sewage. The works at South Milton is already overloaded the reed bed does not filter the amount of sewage, it is too small. I think in summer many tanks of sewage has to be transported by truck to Kingsbridge sewage works. When I last walked past the works was like the Plympton pong.	South West Water has confirmed that their sewage works can accommodate the additional flow from development of the Dairy site. See comment 1
12.6			Holidaymakers vital for economy of area and stay away they do not like to see over developments blots on the landscape.	The Dairy site is unobtrusive and has been endorsed as the preferred site by 97% of those that

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			Let's now mention Sherford ruined a large area of the South Hams.	commented on the housing exhibition
12.7			1 bedroom flat I have been assured is £175,000 houses up to £450,000 over, this price range would have to be built well over in South Milton. Open market building is now the norm. Churchstow, West Alvington, possible Chilington: developers want land yes to put big profits in their pockets, and are not concerned in the ruining of the beauty of the South Hams they are not living with the eyesore of there developments. Nearly every village is being extended. Loddiswell developed not liked by existing population no private back gardens now overlooked by a big estate. Builders even bend rules building houses too close to main road at Malborough metres away from plans submitted. They should have been made to remove and rebuild in correct position. Ermington big development big humps in road to slow traffic to pass the houses. Do we need houses that have got to be an invasive force? The answer is <u>NO</u> .	Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no justification for any green field development in the parish.
13.1	Commentator 13	Email 19/12 Meeting 22/12	Alternative site offered at Sutton	Site 1 was offered originally for consideration and eliminated in the first stage of the assessment. Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
14	Commentator 14	Phone 19/12. No response to Steering Group letters	Ownership and intentions for site 7 are not known	<p>Site 7 was offered for consideration but it transpired that the offer was not made by the legal owner at that time. Attempts to clarify the situation failed and the Steering Group concluded that housing on this site was undeliverable.</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
15	Commentator 15	Letter 22/12	<p>I would like to congratulate the Steering Committee on an absolutely remarkable piece of work. Having attended the first meeting, I think that all of the points raised by the people there were dealt with thoroughly, expertly and comprehensively.</p> <p>I only have one small nudge (as opposed to criticism). Chapter 4, Key Issues, Part Three. Bearing in mind developers' propensity for ignoring, riding roughshod over, delving for loopholes etc, I would strengthen this paragraph; I suggest changing the wording from 'particularly if it provides some affordable housing and it is in keeping...' to 'Only if it provides affordable housing and is in keeping...'. Whilst I feel that the affordable housing aspect has been handled very well by the committee, developers have a</p>	<p>The steering Group thanks you for your kind comments and support for the draft plan.</p> <p>Agreed and the sentence amended by removing 'particularly' so sentence now reads '..., if it provides some affordable housing and is in keeping...'. The statement now reflects the responses to the questionnaire</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			tendency to get away with (metaphorically speaking) MURDER. Thanks!	
16.1	Commentator 16	Emails 24 & 27/12 and 3/1 & 6/1	Firstly, may I thank you for the time and effort that has been put into producing the draft neighbour plan. It must not be an easy job. I'm afraid though that I have reservations regarding the proposed housing development.	See responses to detailed comments below.
16.2			From reading the draft neighbour plan, what I'm not clear about is on what basis the Plan Steering Group decided to invite landowners in the parish to offer sites for a small housing development?	<p>Over the last 30 or so years, on average one new dwelling has been built in the parish per year. The SHDC initially suggested that the parish provide around 40 new dwellings in the planning period (15 years) based on the rate of building between 2001 and 2011 censuses. The Steering Group persuaded the planning officer that 15 to 20 new dwellings was the appropriate figure.</p> <p>The initial view of the Steering Group was that the new dwellings could be provided through infill. The Steering Group however reconsidered its position as providing new housing through infill would not deliver any affordable housing nor provide any</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>other community benefits, considered to be the most important deliverables arising from responses to the questionnaire. Furthermore, housing delivered through infill would almost certainly result exclusively in second homes, an undesirable outcome.</p> <p>The Steering Group discussed the matter with the SHDC Planning Officer and concluded that the most certain way of delivering affordable housing and community benefits was through finding a suitable site(s) for development. The SHDC Planning officer advised the Steering Group on how to proceed and provided templates on the documentation needed and processes to be followed. In practice, The Steering Group modelled the invitation on the similar exercise conducted in Malborough parish.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
16.3			<p>Is South Milton legally obliged to put forward a proposal for housing development? If South Milton has no legal obligation to propose a site for development then my own view would be to ask the Plan Steering Group to un-invite landowners in the parish to offer sites for a small housing development. Although I may be happy to see development of a few units, I wasn't giving the Plan Steering Group a mandate to actively become developers.</p>	<p>South Milton is not legally obliged to propose a site for development. The Steering Group concluded however that there were significant benefits in proposing a site for the following reasons:</p> <p>The overarching plan being produced by South Hams, Plymouth and South West Devon will likely allocate some housing to each parish - the latest information indicates that around 700 homes are to be produced in 72 villages in the South Hams. The SHDC planning officer has indicated that around 10 homes would be allocated to South Milton parish.</p> <p>The planning officer has indicated that the proposed development site would cover the South Milton allocation.</p> <p>Landowners/developers could put forward any site within the parish for development of any scale. The</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>Parish Council might object but may well be overruled as SHDC is subject to increasing pressures to provide new housing. It is also evident that developers are taking advantage of the lack of new homes to secure approvals - there is a presumption in favour of development where Councils cannot demonstrate an adequate supply.</p> <p>The Parish Council would have more control over the location, scale and nature of the development - if the Neighbourhood Plan is endorsed in a referendum of all electors in the parish, the proposals in the Plan have to be taken into account in all planning decisions made by SHDC. Please note if development proceeds on the proposed site, it will be subject to the normal planning processes and approvals.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>The Steering Group was aware that the responses to the questionnaire showed preference for smaller developments but regrettably there is no obligation on developers of smaller sites (less than ten houses) to provide affordable housing.</p> <p>The Steering Group was not obliged to select any of the nine sites offered by the landowners. The Steering Group's assessment of the offered sites was that the proposed site would deliver both affordable housing and significant community benefits (car park by village hall and footpath/cycle track between Sutton and the village hall) and these benefits far exceeded potential benefits of the other offered sites. In addition, being a brownfield site, the environmental impacts would far less than other sites. Furthermore, the landowner of the proposed site has a</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>preference for some self-build housing which experience shows is more likely to result in owner occupation rather than second homes.</p> <p>Through negotiation with the landowner, a written agreement was reached and the key points are set out in the draft Neighbourhood Plan. The assessment and terms of agreement were reviewed and endorsed by the Parish Council. The site would not have been proposed without this written agreement.</p>
16.4			<p>If South Milton does have a legal obligation to put forward a proposal for housing development then what are the terms of this obligation? Since 98% of respondents in the questionnaire showed a preference for 9 units or less, on what basis is the Plan Steering Group's proposal for 10-20 units with possibilities of future expansion?</p>	<p>When the Steering Group began preparation of the draft NP, SHDC insisted that the parish should provide 39 new dwellings in the plan period. This figure was based on the census data from 2001 and 2011. The Steering Group successfully argued that this figure was inflated by the conversion of a hotel and based on its own analysis an average of one new dwelling</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>was built over the last 35 years. It was agreed that we should seek to provide 10 to 20 dwellings over the plan period.</p> <p>The draft Joint Local Plan for the region was not published until March 2017 (some four months after the SM draft NP was published) and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
16.5			<p>Although these questions may appear negative, it is not my intention to cause upset. A housing development is a serious proposal and I would appreciate your help in making an informed decision.</p>	<p>Your comments are appreciated and our Neighbourhood Plan will be more robust for considering the points you have raised</p>
16.6			<p>On the contrary, the question is simple and clearly you would know on what grounds the Plan Steering Group invited landowners in the parish to offers sites for a small</p>	<p>See response to your earlier comments</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			housing development. When it's a suitable time to reply to my email, a straightforward answer would be appreciated.	
17.1	Commentator 17	Email 2/1	<p>I feel very strongly that no development should happen in South Milton for at least five years, for the following reasons.</p> <ol style="list-style-type: none"> 1. Nearly every village around has had new developments, Malborough, Loddiswell, Salcombe, West Alvington, Modbury etc. 2. New town being built at Sherford on the edge of the South Hams. 3. With all these new houses the population of the South Hams should soar unless they are second homes and second homes need to be controlled in order to lower house prices for locals. 	<p>The first point is that a Neighbourhood Plan is for the next 15 years. In our case it is 2016 - 31 and, in reality, it will probably be 2017 - 32 because of the very lengthy process we will need to go through in terms of further consultation with South Hams D C and scrutiny and input by an independent auditor. So whatever happens the referendum of the village won't take place until late Autumn 2017.</p> <p>The Parish Council (P C) had to decide whether or not it would have a Neighbourhood Plan (N P). The decision was that it wanted more control over planning as, over many years, South Hams D C had overridden the Parish many times. When a N P is in place the policies of the P C have to be taken into account by law.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>The issue of housing, or no housing, is complex. The Plymouth & South West Devon Joint Local Plan (July 2016), which is being produced by the three Councils, is aiming to allocate 700 homes to be produced in the 72 South Hams villages. The 700 homes being marked "Neighbourhood Plans or allocation".</p> <p>Landowners/developers can put forward any site for development of any scale at any time. Our P C might object but, as has been seen everywhere, it may well be overruled by SHDC. Therefore with all this pressure from Central Government the P C wanted the security of a N P in place</p>
17.2			4. If the population soars the roads will become more and more congested. Including through South Milton as more people visit the beaches. Do we want the traffic every weekend to be like it was on August bank holiday last	Congestion on roads in our parish is caused by visitors and a small increase of population as a result of the proposed development will have a negligible impact. There is a

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			year? If the roads are widened then the whole AONB is at threat. Devon is known and loved for its narrow lanes.	policy in our Neighbourhood Plan to retain our lanes
17.3			5. Who is it that needs all these new houses? I don't know of any overcrowded homes in this area. Does anyone on the parish council know of a single overcrowded home in the village?	To meet national needs, the draft Joint Local Plan for the region suggests that around 10 new dwellings is a suitable number to be built in S Milton over the plan period. There are currently five families with local connections seeking affordable housing in South Milton (May 2017).
17.4			6. If the population soars then will the areas amenities will be able to cope, schools, doctors surgeries, hospitals, day centres, rubbish disposal, police and emergency services?	These are matters to be addressed in the Joint Local Plan
17.5			7. How much pressure is the District Council putting on us to build more houses?	The original SHDC requirement for new dwellings in South Milton was set at 39. This was resisted by the Steering Group and based on historic records, a figure of 15 to 20 new dwellings was accepted by SHDC. The draft Joint Local Plan suggests around 10 new dwellings
17.6			8. The village manages without a car park. It would only be used by people when they are visiting the hall or to dump unwanted vehicles. I don't think people would park there and then walk home in preference to parking on the roads and corners as we all do now.	73% of respondents requested a village hall car park.

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			I hope this is useful feedback.	Your feedback has been very useful, thank you
18.1	Commentator 18	Email 10/1	Firstly, a very well done to everyone who has put the plan together to where it is now. Following our chat on the phone the other day here are my comments, in writing, as you requested. Hopefully they are in time to be incorporated or not.	The Steering Group thanks you for your kind comments and support for the draft plan.
18.2			<p>I think the plan is beautifully written and presented but to me, at least, it reads more like a book, not a plan in that it is not concise or punchy enough with what it is trying to say, which is:</p> <p>where villagers are prepared to see more housing, why that is, and what kind of housing.</p>	<p>The draft plan has generally been favourably received and addresses all the issues that have to be covered in a neighbourhood plan. The housing issues were set out in more detail at the housing exhibition on 7/8 April.</p> <p>Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
18.3			Contents. Page 2. 'Origins of the Plan' is point 3 on the contents page but might be better as point 1 as it states what the plan is and should include and coming first sets the scene.	Reviewed but current order retained
18.4			Page 3 lists the facilities and services in the village and is followed by map 1.1 which shows some but not all of these. Missing are the coast path, foot paths and green lanes, water treatment works, telephone exchange and bus stop. I know that some of these are shown on map 6.3 on page 22 but	The telephone exchange and treatment plant have been added to Figure 1.1. Reference will be made to figure 6.3 for the facilities/service

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			might it not be better to show them on the map that immediately follows their first mention and then refer readers back to map 1.1 or 6.3 if needs be?	
18.5			Historical background. Page 5. Very interesting but possibly takes away from the main purpose of the plan which is to state where and why the village is happy to see development although I can see that it fulfils point 2 on page 9.	Noted but text retained
18.6			Repetition. There is quite a bit throughout which may be needed but may not, eg page 8 para 3 repeats in part page 3 para 3 about population size in 2001 & 2011 and Page 6 para 4 and page 27 first bullet point repeat the 12th century info about the church first given on page 3 first bullet point. May I suggest that the plan be re-read by someone who notes the first time something is mentioned then note where it is mentioned again and see if there is a need for repetition. If the plan is too long and repetitious it may make it hard and tedious to read. A simple word search on the computer for a word or phrase would be the quickest way to do this, as I am sure you already know.	Noted and will be tidied up in final plan
18.7			Questionnaire analysis. Is given on the South Milton web site but not fully within the plan. It might be useful to give the results, especially of Section 2 about development, as bar charts where appropriate? Sometimes it is easier to understand a bar chart and an one-line analysis than a paragraph of interpretation.	Key responses from the questionnaire have been incorporated in the Neighbourhood Plan. A summary of all the responses will be included in the consultation statement that will accompany the plan

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
18.8			Windfalls. Should the plan acknowledge or state that windfall sites do not count towards the land we make available for development in the plan? I didn't know this until I asked you Tim and I cannot be the only one not to know. Personally I think this is ridiculous considering that 36 houses came about in one form or another in the 10 years 2001-11 (page 3, para 3). In 10 years from now we may have another 36 houses which will have come about by infill here and there etc, more than the plan is making provision for and yet the plan will, in essence, be giving permission for what may be a further 20 on top of that	Agreed. The text will be clarified
18.9			Irrelevance? Page 23 para 2 - the views about the cafe being 'expensive with a menu aimed at second home owners' and Page 21 para 2 about the 'van providing water-sports equipment'. Do we need this kind of info in the plan?	Yes. The comment about the café reflects views expressed in the responses to the questionnaire. The statement informs readers of the facilities available at the beach
18.10			As mentioned above info on maps could be merged eg Maps. 1.1 and 6.2 could become one as all that is extra in 6.2 are the view points and views arrows (7 in all). Perhaps the plans could be a bit more OS in their approach?	The OS maps have too much detail. Overall the approach of using outline maps and including the relevant map next to the appropriate text is considered the right approach
18.11			Street lights. Will the new development have them? Is it a legal requirement? Backshay has them. Is this because it was planning law when it was built? The results of the questionnaire were against having more.	This will be resolved at the detailed planning and design stages. The objective will be to minimise light pollution and there is a policy to cover this

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
18.12			<p>Car park and open space/play area. At the last public meeting this was repeatedly referred to as a village hall car park but in the plan is referred to as a community car park i.e. car park for the village. If it is indeed a village HALL car park this needs to be corrected and assurance given that no overnight parking allowed else we might get all and sundry parking there. When I was on the Cttee I asked several times about the field to the rear of the hall being made available as a car park for the hall and was told repeatedly that the land owner wanted to build on that field so that was not an option. Now we are told that the land is unsuitable for development and can now be a car park. The land owner, I think, may have known this all along? Whatever, now he is very generously gifting it to the village in return for backing, in the plan, for development of his dairy site. We should go for as many car parking spaces as we can. I feel 15 is not enough especially if the hall is increased in size and may host two events at any one time. We should build for the future needs of the hall, not the present, and if an open space/play area is added next to the car park then more spaces will be needed. Incidentally I cannot see that this open space/play area, wanted by the village, is shown on any map? Next to the proposed car park would be best.</p>	<p>It will be the village hall car park and the text will be clarified.</p> <p>The size of the car park will be reviewed</p> <p>The playground will be next to the village hall and has been shown in the final Neighbourhood Plan</p>
18.13			<p>Order of build. Car park for Village Hall, connecting path from proposed development to main village and proposed development of dairy site. The path has to be built first, see next para. Then the car park, then the houses otherwise we</p>	<p>The schedule will form part of the Section 106 agreement for the development. This will require</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			could wait a long time for what is the 'carrot' for the village. The whole thing is a scratch back situation. Please make sure legally binding paperwork is in place to ensure the car park and path are built first so we don't get stitched up! It happens so forgive my cynicism.	timely completion of the community facilities
18.14			Who is providing the land for the car park and path. It's not stated that this is being gifted by the land lower of the dairy site.	The landowner and is included in the written agreement.
			Who is paying for the path and car park to be surfaced etc. Not stated in plan nor mentioned at last meeting. Who is footing the cost?	The car park and footpath costs will be borne by the landowner
18.15			Renewable energy. E&CM 7 on page 32 says that we will not support non-domestic panels or turbines by which you could read that it does support domestic panels and turbines. If this is the case then we need to clearly define the dimensions of turbines etc to ensure we do not allow monsters to be built. The two at Burton Farm can be seen for miles and can be heard on most days emitting a horrible intrusive 'white noise, whine and whoosh.	The two turbines at Burton Farm are non-domestic and secured planning approval. The size of domestic installations are modest if they are to be classified as permitted development
18.16			Sewage. Will a study be done to ensure that the increase in sewage can be handled comfortably by the present system?	South West water has confirmed that the sewerage system can accommodate the proposed development – see Comment 1
18.17			Number of houses. You said on the phone that we need to provide land for 10 houses yet the plan says the dairy site can provide 10-20. If we say we can provide twice as many then	The draft Joint Local Plan suggests that around 10 houses is a suitable number to be built in S Milton over

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			that's what we may get when we may not need or want twice as many. We need to be careful here.	the plan period. The Dairy site will provide 18 new dwellings Sixty-three of 65 commentators on the housing exhibition supported the approach of the Steering Group and the selection of the Dairy site
18.18			Location of proposed site. It is separated from the village. As such it may be called the "new estate" as so often happens and such wording can be detrimental to integration. I know there will be a connecting path and that path is very important for integration so it is doubly important that the path be created before building starts.	Noted and agreed
18.19			Car parking and garages. We need to make sure that each dwelling has space for at least two cars. Garages are good as they get cars off the road and so allow for extra parking on the roads. They can get changed into bedrooms but this might be beneficial in that 'granny' could move into the 'annexe' so allowing elderly people to carry on living in the village. Kind of houses. Responses at 2.3a said 64.6% for affordable and at 2.3e 64% for sheltered. Note should also be taken of responses at 2.3f and 2.5 about open market and car parking/garage spaces. I'm not sure if the plan states this strongly enough. If some houses are to be affordable then we must make sure that suitable legally binding paperwork is put in place. On page 1 para 5 it states that the plan proposes	These are matter for the detailed planning/design stages and will be incorporated in the S 106 agreement for the Dairy site

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			some limited affordable houses but no mention is made of sheltered housing. Why? On page 42 section H3 says that 'housing .. for older people will be encouraged through. .. conversion adaptionnew-build within existing settlements ...' but this does not guarantee provision	
18.20			Infill. As mentioned by a member of the public at the last public meeting the land left between the proposed site and the house called 'Pheasants Cry' could become another building plot although you stated at the meeting that it is deemed unsuitable. No land round here is too sheer to build on - just look around Kingsbridge and Dartmouth - so what is the reason given for its unsuitability? In supporting the dairy as a building site we will also unwittingly be supporting the same land owner to infill on this plot. We need to think carefully as to whether this is therefore a good site to suport especially as the analysis of responses states at 2.1b that 77.6% of respondents favour sites providing 1-3 houses not 10+. This site therefore goes against the wishes of the village.	The landowner has offered to provide a green buffer around the dairy site and the mechanism for enforcing this in planning terms is being investigated by SHDC Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no justification for any green field development in the parish.
			Flooding and hard surfaces. I know, at the meeting, we were told that the hard surfaces currently presented by the dairy unit will equal the hard surfaces of roof tops, roads and driveways to come but I am doubtful. I would feel happier if the surface area of the existing hard standing and shed roofs be measured now and compared against any proposed plans	The policies in the draft Joint Local Plan and our Neighbourhood Plan (E&CM 6) cover your points

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>to ensure that this is so. The land is upstream from properties lived in by Jenny Brown and Mick and Jane Howey etc and having gardened for Jenny and two other properties along that stream I can vouch for the fact that heavy rain already causes flooding of the lower parts of those gardens. Plan 6.5 on page 30 confirms this flow of water. We do not want to make this worse. I believe householders have to get planning permission nowadays (to avoid flooding) to concrete over front gardens but this needs to be checked as it could happen if we don't tie it up in writing when the houses are sold. Some covenant needs to be included that prohibits such.</p>	
18.21			<p>Standard of build. Page 42 states that certain standards will need to be met on the build. There are recent estates that have had troubles. Notes should be taken now of the builders etc involved in and on those troubled builds together with the faults eg houses, <i>allegedly</i> some did not have damp proof courses?</p>	<p>Noted and it is the responsibility of the building inspectors to ensure standards are met</p>
18.22			<p>Finally I spotted some typos:</p> <p>Page 27 the word 'enhance' on the penultimate line is in blue Page 30 the 6 in the map ref 6.5 is in blue Page 39, last bullet point where it says 'are not be' doesn't read right? Page 41 4th bullet point 'particular' should be 'particularly' Page 45 'attibute' above chart should be attribute? Page 47, add a full stop after transport on first line of 8.2?</p>	<p>Corrected, thank you</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			Apologies for being so long-winded but hopefully some of the above may be useful!	
19.1	Commentator 19	e-mail 5/1	<p>I have a couple of comments on the Village plan following the meeting last month.</p> <p>I am not very happy with your policy concerning Horswell lane. There is no need to set out to you the pressure that road is put under during the summer and your policy of doing nothing is disappointing. It desperately needs two or three more passing places created in the worst sections which I think would have maximum benefit for small money. Your argument is that road improvements generate more traffic so you end up with the same congestion. That might be so on main routes but I don't think that would apply to a single destination lane deep in the countryside. Even if it never happens if feel our plan should record the problem and the desire for some small-scale improvements. To me dynamic equilibrium is not the best answer.</p>	<p>Other commentators have made similar comments on the passing bays.</p> <p>Some take the view that improving the passing bays will attract more traffic and negate the benefits of better/more passing bays.</p> <p>A project will be included in the Neighbourhood Plan to investigate the options and decide what to do.</p>
19.2			The other thing that hasn't been addressed is the parking problem that occurs during the summer along Shute lane especially the area around the top of Luggers hill. Again, I think the plan should record the problem and mention the desire for a bit more parking space to be created.	The situation appears to have improved recently. There are similar problems elsewhere in the parish.
19.3			Generally though I was very impressed with the plan. A lot of time and effort has gone into this and you and your team should be congratulated for producing a very comprehensive look at life in our village. Very well done to you all.	The steering Group thanks you for your kind comments and support for the draft plan

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
20.1	Commentator 20	Email 11/12	<p>1.suggest : left header on every page : South Milton Neighbourhood Plan 2016-31 left footer : version eg Consultation Draft Nov 2016 or Final February 2017 right footer: pagination number and sub number for paragraphs</p>	Your suggestions will be incorporated in the final NP
20.2			<p>2.the Parish map: is it not possible to use the OS map with appropriate permissions?; even to a resident the roads look strange on the map currently; there is no demonstration of the “main” Kingsbridge-Malborough road for orientation which is just visible in the ghost map showing the paths</p>	<p>The view of the Steering Group is that the OS maps have too much detail and the simplified maps are generally clearer. Comments on the maps have generally been favourable (see comment 10). Nevertheless we will improve the presentation where possible</p>
20.3			<p>3.I am confused but there seems to be a potential risk in divulging a plan for extra housing within the document if this means that the Devon plan were to make the assumption that the expected distribution to the village would be over and above what is being currently suggested. Thus might it not be better to have the preferred site plans, with the demonstration of how the decision had been made, ready for immediate disclosure when the distribution is announced/imposed?</p>	<p>The Steering Group raised this concern during the drafting of the NP but was assured by the SHDC planning adviser that housing we provided in our plan would count towards the total to be provided within the South Hams.</p> <p>The draft Joint Local Plan for the region was published until March 2017 (some four months after the SM draft NP was published) and</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings.</p> <p>The Dairy site meets the housing needs for the plan period (up to 2034) and probably beyond. The Neighbourhood Plan will be reviewed every five years but the Steering Group do not see there can be any justification for approval of any other housing developments in the foreseeable future.</p> <p>Our Neighbourhood Plan once endorsed by referendum will have equal weight with the Joint Local Plan and SHDC planning officers will be accountable for ensuring Our Neighbourhood Planning policies are upheld</p>
20.4			4.Light pollution: for all and any developments it is good that this is explicit, that there would be an aim to avoid additional light pollution specifically from street and path lighting even	Your support is noted

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			if affordable housing is involved otherwise the nature of the village environment is changed.	
20.5			5.is there a) missing in the last sentence on p3 of the census record?	Comment not understood
20.6			6.broadband: although Open Reach have been active in the village during 2015 and 2016 certain dwellings still have extremely poor broadband speeds eg Horswell properties have 3-5 Mbps download and 1-3 upload; essential that this is addressed not merely on grounds of social and leisure use but because poor access to the internet is a major limiting factor for those <i>working from home for business and for charities</i>	Agreed. The company recently appointed by the Government is looking at a project to improve the broadband speeds in along Horswell Lane. The NP includes a project to improve broadband speeds as good internet access is considered vital to ensuring the parish remains vibrant and sustainable
21.1	Commentator 21 National Trust	Email 6/1	1. Please can you clarify part of your vision statement which says '...protect and enhance the coastline' as unsure what this means and is open to different interpretation e.g. the Shoreline Management Plan II identifies this stretch of coast as no active intervention thus indicating hard engineering solutions to protect the coast are not supported.	Our vision is to protect the special nature and resist further commercial development of the coastline. It is clear from the narrative and policies in the Neighbourhood Plan that we do not support hard engineering solutions. See also response to your comment 4. below
21.2			2. P3. 'National Trust beach café and toilet block the latter maintained by SHDC' The National Trust does not own or maintain the toilet block area, can this be made clear that the toilet block is not in our ownership.	Clarified

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
21.3			3. P21 This first paragraph refers to the road owned and maintained by the National Trust. Can this road be referred to as a track in all text that refers to it as it is not a highway maintainable at public expense.	Amended as requested
21.4			4. Section 6.2 Coastline – There needs to be some acknowledgement of the dynamic and vulnerable condition of the coastline at SMS as future storms and sea level rise could have a dramatic impact upon the beach and infrastructure on site. The ability of the Trust to reinstate facilities after storms is not something that can be repeated indefinitely and consideration of this should be captured in the Neighbourhood Plan. The Trust is recognised as a leader in developing thinking around coastal change management in relation to climate change and rising sea levels. We have developed an approach titled Shifting Shores which is based upon a clear set of Coastal Management Principles but can be summarised as favouring adaptive responses to coastal change management and favouring working with natural processes. This approach can and will have an impact upon SMS in the future as sea level rise and storms affect the coast. Shoreline Management Plan II produced by SHDC identifies a predicted 0-20year erosion line which shows an impact upon the beach, access track and other infrastructure and needs to be captured in your plan to ensure this is part of the consideration given to parishioners when voting on the plan. These points may well have an impact upon you ‘Coastal Environment Policy’ with regard to items ‘not supported’ as	<p>Agree and the text will be modified to reflect that the coast is affected by climatic and weather events. The scale and timescale of such events is however indeterminate and within the lifespan of the plan (to 2034) the risk of a catastrophic event is small and the text will reflect this.</p> <p>The policies will be reviewed and amended accordingly</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>changes to the car park, infrastructure and facilities may be required due to coastal change and the impact this could have.</p> <p>The Trust is proposing to write a Management Plan for the site to try and capture these potential issues and assess options for the future management of the site and we will be consulting with a wide range of stakeholders including SMPC.</p>	
21.5			<p>5. Flood Control section – the outfall pipe from the wetlands under the dunes and out onto the rock reef is old and vulnerable to damage. This is an item you may wish to add to the plan for consideration as unexpected failure could have a significant impact upon the site, wetlands and site infrastructure.</p>	<p>Points noted but please note the outfall is not in South Milton parish</p>
21.6			<p>6. Toilets – in your conclusion you state the toilets are not in a good condition and should be improved. Given the current financial circumstances of the local authority and the already reduced opening and cleaning period provided by the council is there any consideration by the PC as to how this could be achieved? Can the PC form a working group to explore how this could be achieved as part of the plan?</p>	<p>The Parish Council will pursue this project and will consider forming a working group once the Neighbourhood Plan has been endorsed by referendum</p>
21.7			<p>7. RNLI – you acknowledge this is a service appreciated by the PC but you need to be aware and should capture in the Plan that the funding for this services by SHDC is being reviewed and maybe withdrawn. Can I suggest that consideration of this is included in the Plan.</p>	<p>Plan amended to reflect this point</p>
21.8			<p>8. Small typo noted on page 39 on the last bullet point.</p>	<p>Corrected, thank you</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
22.1	Commentator 22 Natural England	Email 9/1	<p>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.</p> <p>We welcome the development of the South Milton Neighbourhood Plan and the consultation on this pre-submission draft. Neighbourhood Plans provide communities with a powerful tool to direct the type of development that is right for them. South Milton parish supports a rich and diverse natural environment, as recognised in the area's AONB designation and the South Milton Leys SSSI.</p> <p>We would like to make a number of comments on the draft plan.</p>	Noted
22.2			<p>Housing allocation: The plan supports a preferred site for housing development which is shown on map 7.1 in the plan. There is however no policy in the plan which allocates the site for housing development. We are therefore unclear about the proposed status of this site and further clarity is required. If the intention is to allocate the site for housing then this should be set out in an allocation policy. In any case, we advise that, as a minimum, thorough landscape assessment is undertaken of this and alternative site options, and that these assessments</p>	Policy added and site endorsed by SEA

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			are shown in a supporting document. This would assist the plan's robustness and help withstand future challenge.	
22.3			<p>Loss of farm building</p> <p>We have concerns about the potential loss of the existing farm buildings at the Dairy site. The plan states the importance of agriculture for the economy of the parish. The proposed housing at this site would result in the loss of these modern farm buildings. The plan does not address the need for the relocation of these buildings, which would need to be accommodated within the AONB. We therefore advise that you consider this within your plan, ensuring that the impact of the relocated buildings would not harm the special qualities of the AONB, nor the viability or operation of the farming enterprise.</p>	<p>The landowner has confirmed that the lease on the barns will expire soon. Furthermore the farmer that currently leases the barns is reducing his operation. The landowner has confirmed that the barns are surplus to his requirements in South Milton parish and will be moved to his main farm in another parish</p>
22.4			<p>Policy H1</p> <p>This policy states in bullet point 4 that proposals for housing development should 'respect and enhance the natural, built and rural environment, particular where development takes place within or adjacent to listed buildings, Conservation Areas and other environmental designations'. We are concerned that this gives the impression that housing development could possibly take place within, or affect the integrity of, areas designated for their biodiversity interest. We would recommend that you amend the wording to address this, by differentiating between the different types of designation.</p>	<p>Agreed and amended</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
22.5			Local Green Space Designations You may wish to explore the possibility of actively protecting the green infrastructure in your parish. Paragraph 76 of the National Planning Policy Framework enables neighbourhood plan groups to designate green areas of special importance to them as Local Green Spaces.	SHDC has advised that we are not able to designate the proposed children’s play space as Green Space
22.6			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.	Thank you
23.1	Commentator 23 Historic England	Email 9/1	I can confirm that there are no issues within the Plan upon which we would wish to comment apart from the proposal for housing at The Dairy, Milton Lane, Sutton. This is referred to as a “Proposal” on p37 but it is not numbered or otherwise distinguished from the Plan’s supporting text. It’s status is therefore unclear and such ambiguity is not helpful. We would recommend clarifying/formalising this.	Formalised through a policy
23.2			If this provision is formalised we consider that this is the only issue from a heritage perspective upon which the outcome of an SEA Screening and Opinion would depend. Case law has determined that the threshold for the determination of “significant effects” is actually quite low and in this case development of 10 – 20 houses could well exceed that threshold.	SEA completed
23.3			We note from the Plan and the Selection of Preferred Development Site Explanatory Notes on the community’s website that the selection process involved planning officers from your authority and can see that heritage considerations	A project included in the Neighbourhood Plan for the South Milton Parish Council to support

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>featured in the scoring mechanism associated with the evaluation process. We can see that the preferred site scored full marks in terms of its heritage efficacy and assume from this that the allocation of the site in principle will have no harmful effects upon relevant designated heritage assets. We do not necessarily dispute this outcome but there is no information on the approach which was used to assess the significance of the relevant designated heritage assets..</p>	<p>completion of a Conservation Area Appraisal/Management Plan</p>
23.4			<p>Presupposing the allocation in principle is acceptable it is then a question of demonstrating on the basis of evidence that the site can accommodate the proposed quantum of development without causing harm. The Explanatory Notes do not elaborate on how the figure of 10 – 20 units has been determined or how the criteria intended to inform such development on pages 38 & 39 of the Plan have been derived. It is therefore possible in the absence of related evidence that the proposed development may have a likelihood of creating significant environmental impacts and that therefore an SEA would be required.</p>	<p>SEA completed and conclusion can be summarised as: <i>Overall no issues have been highlighted through the assessment. The plan has a strong focus on protecting the environment whilst delivering an appropriate new allocation which will support the vitality of the Neighbourhood Plan area. As such the plan performs really well in sustainability terms.</i></p>
23.5			<p>We suspect that the filling in of the requisite gaps in the evidence base is a modest task and that the necessary information may already exist. It would certainly be a helpful reassurance if it could be confirmed that your department’s involvement in the site assessment process included the expert advice of one of its conservation officers to verify the suitability of the site and the proposed level of</p>	<p>SEA completed</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			development in accordance with the NPPF, and to help demonstrate that an SEA will in fact not be required after all.	
24.1	Commentator 24	Email 9/1	<p>I have read through the plan and attended some of the meetings.</p> <p>I congratulate you and your team for producing a clear vision of the future and I support of your findings and recommendations.</p>	The steering Group thanks you for your kind comments and support for the draft plan
25.1	Commentator 25	Email 9/1	<p>I have now had an opportunity to read the draft plan and think it is a comprehensive, professional document that covers the key issues for the village over the coming years. My only constructive comments would be the following:</p> <p>The traffic congestion along Horswell Lane to the coast could be eased if 2 or 3 passing bays were provided, particularly along the stretch from Collacott to Horswell Cottages and another on the hill down to the beach – there are several places where the road already has inadequate, but slightly wider areas that need enhancing to enable one or two cars to pass. This would ease the gridlock and should be inexpensive to undertake.</p>	<p>The steering Group thanks you for your kind comments and support for the draft plan</p> <p>Other commentators have made similar comments on the passing bays.</p> <p>Some take the view that improving the passing bays will attract more traffic and negate the benefits of better/more passing bays.</p> <p>A project will be included in the Neighbourhood Plan to investigate the options and decide what to do.</p>
25.2			My second suggestion is that I disagree that the emphasis in housing provision should be for the elderly. The rising average age of the population is a reflection of the lack of	The Plan does not emphasise housing provision for the elderly and no specific provision is made

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>affordability for younger residents and the lack of supply of starter homes. To ensure a diverse and vibrant population I believe that the emphasis should be in providing homes for young people and families. The older generations already have houses to live in, but starter homes create the platform for younger people to live and hopefully remain in the village. There are already affordable homes provided in South Milton for elderly people and bungalows for their future needs. I also believe that a minimum house size of 2 beds should be provided rather than 1 bed houses as they are inflexible and don't allow room for a first child or visitors and the house building industry don't consider the market for such houses to be strong. I bed flats are an alternative option, but I question if this is an appropriate type of dwelling in the village.</p>	<p>for this kind of housing on the site allocated for housing development. In fact, there is very little housing in the parish which is immediately identified for the elderly apart from some bungalows in Backshay Close.</p> <p>The number of bedrooms in the development has yet to be determined and it is likely that this will be influenced by policies in the Joint Local Plan.</p>
			<p>Finally, I disagree with the comment about the Beach House and restricting any expansion of it. A modest extension of the cooking and storage areas would enhance the ability to cater for take away facilities at peak times and make the restaurant more pleasant to use. A few extra internal seats would also be an improvement. It is currently over-trading and I think the facility should be encouraged to thrive as it is so much better than the dilapidated, dingy coffee and tea take away of a few years ago. We and other neighbours use the restaurant during the off season so I disagree that locals don't tend to go there. It would be an opportunity to secure funding to improve the WC's if a modest expansion were allowed by</p>	<p>Plans have recently been approved by SHDC to improve the cooking and storage facilities.</p> <p>The majority of respondents do not support the current franchisee.</p> <p>The Steering Group does not support expansion of the seating capacity – as another respondent commented “we don't want another Winking Prawn” and this</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			way of a S106 payment as a toilet facility is essential at the beach and for the restaurant. The current collection of storage bins and temporary awnings is an eyesore and would be better if the expansion was properly planned and managed.	represents the overwhelming majority view
25.3			Finally, I think it would be worthwhile suggesting locations for the play area to try to make this initiative happen, in the same way that the call for housing land was undertaken, or possibly to link it to the housing development itself if a suitable piece of land is identified, that is owned by the same landowner.	A play area by the Village Hall has been added to the Neighbourhood Plan
26.1	Commentators	Email 10/1	<p>Reading it again today, I would like to thank the Steering Group for the hard work and in particular for the care taken with the detail of the Plan. I'm sure it will become a model for other villages struggling to produce their own. I do know how many hours were put into its production, and we should be grateful to all the Steering Group for their dedication in trying to set out clearly the wishes of those who participated in the 2015 survey.</p> <p>My thoughts:</p>	The steering Group thanks you for your kind comments and support for the draft plan
26.2			<p>Access to South Milton Sands</p> <p>The problem of summer/holiday traffic has been identified, and is something that will not lessen in the future. At peak times there is a real danger of emergency services being unable to access Horswell Lane and the beach, as well as traffic gridlock being a complete pain for residents of Horswell Lane. Therefore I support the improvement of</p>	<p>Other commentators have made similar comments on the passing bays.</p> <p>Some take the view that improving the passing bays will attract more traffic and negate the benefits of better/more passing bays.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			existing passing places, and even the addition of one or two new ones, particularly on the stretch between Collacott and Pinhays. We have to accept that the majority of visitors don't know how to reverse and the sooner the passing bays can be improved, the better!	A project will be included in the Neighbourhood Plan to investigate the options and decide what to do.
26.3			The proposed new footpath will be a real boon to the village, and will mean that pedestrians can walk more safely to the beach. It will also make for a more pleasant circular walk from village to beach.	Thank you for your support
26.4			<p>Housing Development</p> <p>I agree that there will be a need for additional housing in future, and support the proposal of developing the site at The Dairy in Sutton. Obviously any development will not be without problems, and these are the ones I identify:</p> <p>'10-20 houses or flats which could be developed in more than one phase' (p37 of Draft Plan) There must be a clear and binding agreement with the developer as to how many phases there will be, what the timescale will be between each phase, and how many houses will be built in each phase. Obviously there will be disruption to the access to the village at each phase, and residents (particularly those already living in Sutton) will not want to feel that they are living near a continual building site. It should also be agreed what constitutes affordable housing, and what proportion of houses built at each phase will be 'affordable housing'.</p>	<p>As many as possible of the points you raise will be incorporated in the Section 106 agreement for the development</p> <p>The affordable housing could be shared ownership/affordable rent/affordable sale. The NPPF Annex 2 defines affordable housing as: Social rented, affordable rented</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.
26.5			Car parking: there should be parking provided for two cars for each dwelling, or for one car, with a communal parking area for additional/guest cars within the housing development. Otherwise the temptation will be to use the proposed VH carpark.	This matter will be addressed at the detailed planning/design stage
26.6			The car park for the Village Hall will be one of the major benefits. However, we don't want the car park used as an overflow carpark for the village. I don't know how this can be policed, given the problems we have had with one or two cars being parked semi-permanently in Backshay Close and the corner of the village end of Horswell Lane. I am not sure what the legalities are of clamping cars, and it doesn't seem in keeping with the ethos of South Milton to bring in such draconian measures. Perhaps advice can be sought from other villages with car parks, when the time comes.	Noted. The Village Hall will be responsible for managing the car park
26.7			Street lighting: A housing development of up to 20 dwellings will need some sort of street lighting within the development, which will be in conflict with the village's desire to maintain our dark skies. Also, the proposed footpath between the Dairy site and the Village Hall may also need to be lit - perhaps motion activated sensors can be considered - and	This matter will be addressed at the detailed planning/design stage

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			it should also be set out who will be footing the cost of any such lighting.	
26.8			A development of 20 housing units will mean 40+ additional South Milton villagers. Being on the outskirts of the village (unlike, say, Backshay Close) they will in some ways be a satellite of the village, and a small community in themselves. Their needs and wishes will need to be addressed, as well as those of existing villagers so that we don't end up with an 'Old South Milton vs New South Milton' situation, which I believe has happened in Thurlestone, on a bigger scale.	Noted
27.1	Commentator 27	Email 15/1	1. I understand Questionnaire results re no: of houses (i.e. 98.8% for under 10) was overridden by stipulations attached to affordable quota by P&SWD Joint Local Plan- perhaps others too. Would suggest this needs to be explained to residents.	The housing exhibition held on 7/8 April 2017 provided further information on all the sites offered for development and rationale for selection of the Dairy site.
27.2			2. Do hope the many statements in the Draft Plan which reflect questionnaire opinions will be used as guidance in future planning e.g. "wishes of the community" "shaped by local people" "highest status of protection" + at least 9 others.	Agreed
27.3			3. Fully approve of Dairy site but please remember statement on page 19 "proposals.....that will increase light pollution will not be supported". Cycle/walkway to car park is a great	The housing exhibition held on 7/8 April 2017 provided further information on all the sites offered

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			idea as long as there's no future potential for motor traffic. Also trust that all possible legal measures to exclude second home ownership are implemented (ref. St Ives & the recent Gazette article I gave to Tim)	for development and rationale for selection of the Dairy site. A policy will be included based on the St Ives principal
27.4			4. An exceptions policy for small communities such as South Milton was reiterated (with connection to Phil Baker & SHDC) constantly from meeting 11 through to 30, then disappeared. Mention of "tweaking to suit SM's specific needs" sounds significant so it would be good to know what these might be.	This statement has been overtaken by events. When the Steering Group began preparation of the draft NP, SHDC insisted that the parish should provide 39 new dwellings in the plan period. This figure was based on the census data from 2001 and 2011. The Steering Group successfully argued that this figure was inflated by the conversion of a hotel and based on its own analysis an average of one new dwelling was built over the last 35 years. It was agreed that we should seek to provide 10 to 20 dwellings over the plan period. The draft Joint Local Plan for the region was not published until March 2017 (some four months

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>after the SM daft NP was published) and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site.</p>
27.5			5. Very glad play area is included in future projects- very important for younger families hopefully attracted by affordable housing- one design already submitted to steering committee. Personally I think a play area should precede a car park but you can't argue with 77% against 47%	Both the playground and Village Hall car park are included in the Neighbourhood Plan and included in the written agreement with the landowner
27.6			6. I should like to mention the total no: of comments received in the next Gazette column if that's ok with you. Deadline 4pm Tuesday 17th if you wish to email me.	Noted
27.7			7. Finally thanks for all your hard work & commitment on our behalf- far more than first envisaged, I guess.	The steering Group thanks you for your kind comments and support for the draft plan
28.1	Commentator 28	Email 16/1	Thank you for producing the excellent Neighbourhood Plan.	The steering Group thanks you for your kind comments and support for the draft plan
28.2			It is important to preserve the rural character of South Milton.	Sixty three of 65 commentators on housing exhibition supported the

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>If new housing is to be built, the minimum number (10), could be sited on The Dairy footprint without too much damage to the local environment. No further building should be permitted there.</p>	<p>approach of the Steering Group and the selection of the Dairy site.</p> <p>The Dairy site meets the housing needs for the plan period (up to 2034) and probably beyond. The Neighbourhood Plan will be reviewed every five years but the Steering Group do not see there can be any justification for approval of any other housing developments in the foreseeable future.</p> <p>Our Neighbourhood Plan once endorsed by referendum will have equal weight with the Joint Local Plan and SHDC planning officers will be accountable for ensuring Our Neighbourhood Planning policies are upheld</p>
28.3			<p>The 10-5 summertime beach kiosk has been allowed to grow into an all-day all-year licensed restaurant. This has spoilt a quiet stretch of beach and caused chaos on the narrow lane leading to it. Further commercialisation of South Milton Sands would make this worse.</p>	<p>Agreed and the Neighbourhood Plan policies have been drafted to maintain the status quo as further expansion of commercial activities or roads/car parks will irreparably harm the AONB and Undeveloped Coast</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
29.1	Commentator 29	Form 16/1	<p>Overall, the NP is an acceptable document and I'm personally grateful to <u>all</u> those concerned with its production. I have some queries and some observations:-</p> <p>Page 8 a. The National Trust and the owner of Sandbanks are joint largest owners of the beach – SM Sands/Thurlestone Sands, from above High Tide Datum Mark.</p> <p>Both own dunes either side of the Ley outlet. I'm sure that the NT owns the beach as far as the outlet on the south side. The outlet is owned by Devon Birds, the low cliff frontage of the field – Darke of South Huish? Sandbanks ownership extends north and includes dunes and cliff face as far as the fence of the Links Car park. N. Johnston owns the high cliffs on the seaward side as far as the boundary with Links Court Flats Consortium.</p> <p>The NT does NOT own the largest part of the beach.</p> <p>b. I find 80,000 visitors each year to the Beach Cafe hard to believe.</p> <p>c. Does Galmpton Parish Council have an input – has the Steering Group consulted or informed Galmpton of affairs that might affect them?</p>	<p>The Steering Group thanks you for your kind comments and support for the draft plan</p> <p>Noted</p> <p>This figure was advised by the NT and refers to visitors to South Milton Sands</p> <p>Yes, Tom Windle was sent a copy of the draft plan as contact for the Galmpton planning group.</p>
29.2			<p>Page 17 Observation – spelling: FERNLEYS not FEARNLEYS (not used for present dwelling) what a pity that this and many other house names are being altered and the history of such dwellings is lost.</p>	Corrected

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
29.3			Page 19 E&CM1. General Development Policy The dwelling being constructed above South Down Farm buildings, when viewed from SWC Path at Links Court and along Golf Course section – Leasfoot to Warren Point is VERY much a skyline development. I concede that the same building viewed from SWC Path at Seamark is NOT on the skyline. In future, such developments ought to be viewed from many directions to assure the skyline remain undisturbed.	Agreed
29.4			6.2 Coastline para 2 Cafe ‘extended service hours.....’ not limited to busy periods – operates the year round.	Clarified
29.5			GASTROBUS. Is there to be a restriction of 28 days operation in one year in future or unlimited operation? Personally, I see no need, folks have always managed in the past without it or any food outlet bar an ice cream van. A prospective purchaser on enquiring re a food outlet such as the Gastrobus was told on no account would there be one allowed. Times have changed or ?	The Steering Group understands that as long as the Gastrobus is moved off site and there are no permanent fixtures (eg seating in the car park), the 28 day restriction does not apply
29.6			TOILETS – unspeakably disgraceful – a blight on our Parish and on SHDC or BEACH CAFE. No hot water or lights – primitive to say the least – 80,000 visitors per year! What a disgrace (again!)	The draft Neighbourhood Plan recognises the toilets are not fit for purpose and includes a project to upgrade them
29.7			Page 21 Footpaths. SM to beach on Horswell side. Not a realistic proposition, fraught with problems and very costly enterprise for just a few. The ‘Gridlock Traffic’ occasion is rare, the NT needs to be aware of any ‘pinch’ days of the week – Saturdays, Sundays and Bank Holidays. If the	The proposed footpath has been welcomed by many including the South West Coast Path Association.

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			weather is hot and sunny they should expect an influx and react accordingly. More car park attendants, swifter parking and advice about routes for leaving.	The NT is aware of the traffic and is changing the management of parking at the beach. Gridlock is a regular problem and not confined to weekends and bank holidays
29.8			SWC Path. From the field to the bridge has been hazardous for many years. 2015-6 was the worst, in the last 10 days the worst part has been repaired, reinforced and will last for a while. South of this bit, the path is very narrow and sunken, difficult for families and the more mature visitors. This stretch should be attended to before an accident occurs. (There has already been one.) If these established paths are too expensive to be maintained to an acceptable level, where would the finance for two long paths – SM – SM Beach, and one along land adjacent to Links Road.	The section of the SWC path south of the bridge has recently been upgraded by SHDC and is now passable with a baby buggy
29.9			<p>Page 23 Beach should remain dog-friendly in its entirety. I use the beach to exercise my dog and in conversation with other dog owners and non-dog owners one or two points have been made:-</p> <p>Dogs should NOT be free running in times when the beach is likely to be crowded say 10.30 – 6.00 pm. Difficult to police but could be a suggestion not a RULE. Operate May B Hol, Sats and Suns and school summer hols.</p> <p>Dog poo problem is negligible now, very few deposits are found on the beach and the public are very forthcoming with reports to owners (if they know who they are!) of the little pile!</p>	<p>Agreed</p> <p>This is a matter of education</p> <p>Noted</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
29.10			<p>Page 39 Housing Developments. I approve of the site should it become available. 15 dwellings not 20 would feel more comfortable. All should be afforded either garage or adequate off-road parking spaces. Preferably for 2 vehicles (the norm these days!).</p> <p>The Village car park should be for Hall use only. Foot/cycle path linking homes to car park desirable? but not essential. Self-build not viable in this village.</p> <p>Amenity/play area essential for such a development as has been suggested and within easy reach of the dwellings. Include fenced play area for the young + equipment. Ball games – goal post and basketball ring. (Exercise equipment a luxury.)</p>	<p>The Dairy site proposal includes 18 dwellings. Comments on parking noted and should be addressed during the detailed planning process/planning application</p> <p>Agreed</p> <p>A playground by the village hall has been added to Neighbourhood Plan. It is hoped that local residents will continue to make open space available for village events such as the village fete, sports day, dog show</p>
29.11			<p>Page 51. Dogs – see p. 23 comments.</p> <p>Litter. I would like to say that people in general – locals and visitors to Thurlestone Sands North/South Milton Sands North have been quite exceptionally litter conscientious over the last 2 years. The amount of litter left on the beach or by the dog loo has been very little. Mostly on Saturdays and Sundays – locals rather than visitors. In the past I have personally collected rubbish on Sunday and Monday a.m. – at least a couple of Council bags full and several disposable BBQs and bottles, cans, unused food and baby bits. Over 2015 and 2016 just a handful of debris and no-one has set fire to the dog loo putting hot BBQs into it!</p>	<p>Noted and thank you for efforts keeping the coastline pristine</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>Most of refuse occurs after a westerly gale – 99% of it comes in off the sea and is related to shipping – personal debris/fishing tackle, nets. Etc</p> <p>Beach users throughout the year collect debris – above note – and leave it in neat piles which I can remove easily. I have help occasionally. This is removed by the regular black bin refuse men.</p>	
29.12			<p>I am extremely trusting in that this is 90% the work of and wisdom of our reps and NOT the dictates of any so-called official Advisers.</p>	<p>The Steering Group thanks you for your vote of confidence</p>
30.1	Commentator 30	Form 16/1	<p>Like the majority of villagers, our preference for development within the village was a series of smaller in-fill developments within the existing village boundary, rather than the proposed site for up to 20 houses. Whilst such a solution may be necessary to secure any ‘affordable housing’ and a Village Hall Car Park, the inherent contradiction within individual’s desire for these benefits and their preferred scale of development should be resolved before the progression of the plan – this to ensure that individuals have the opportunity to weigh the strength of their own preferences between costs (development scale) vs. Benefits (affordable housing and Village Hall Car Park) – if this is not done then the plan adopted may not be agreed and a lot of time/effort will have been wasted. Accordingly we should know the minimum number of houses on the proposed site which will deliver the desired benefits and the proposal should be restricted by that number.</p>	<p>The housing exhibition held on 7/8 April 2017 provided further information on all the sites offered for development and rationale for selection of the Dairy site.</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
30.2			<p>The particular site proposed carries with it the future possibility of extended development through infill between the proposed site and the village. Thus the agreement of this site might be the springboard for further development which we, personally, would totally oppose. Accordingly, can the new site be ring-fenced within a new development boundary or can the Neighbourhood Plan formally preclude further development on adjacent sites? If not, the calculus of accepting the proposed site to obtain defined community benefits would change – in voting for up to 20 new homes we might, say, ultimately end up with 50 plus.</p>	<p>The Dairy site meets the housing needs for the plan period (up to 2034) and probably beyond. The Neighbourhood Plan will be reviewed every five years but the Steering Group do not see there can be any justification for approval of any other housing developments in the foreseeable future.</p> <p>Our Neighbourhood Plan once endorsed by referendum will have equal weight with the Joint Local Plan and SHDC planning officers will be accountable for ensuring Our Neighbourhood Planning policies are upheld</p>
30.3			<p>With respect to the commitment not to re-develop/re-site the current farm barns/agricultural buildings on the proposed development site, is this commitment linked to a covenant on the land area or is it connected only to the current owner. What happens if the current owner sells any/all of his landholding that cannot be developed to a new owner who then may decide to construct new agricultural buildings on it?</p>	<p>There is a written agreement with the current owner and we would expect the conditions in that agreement to be incorporated in the Section 106 agreement for the site</p>
30.4			<p>Are we confident that the Village Hall Car Park can actually be delivered by any deal. Will Planning approval for it be</p>	<p>Noted but the Steering Group is confident that there are no</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>required and, if so, is it certain that such an application will be approved on the site envisaged behind the Village Hall given the relatively poor access (? Devon Highways possible objection). What happens if no approval is forthcoming? A development will have been agreed without one of the most important community benefits accruing. Perhaps this application should go in and be approved before the referendum on the Neighbourhood Plan.</p>	<p>insurmountable problems with securing approval for the village hall car park which will be designated in the Neighbourhood Plan and will also be covered by a policy. A formal planning application will have to be made and an endorsed Neighbourhood Plan will weigh strongly in its favour.</p> <p>DCC has been consulted and has advised that issues with the car park access can be resolved at the detailed planning/design stages by engaging a highways expert</p>
30.5			<p>Have there been any recent developments on the Wakeham Farm which might provide an alternative development location within the existing Village Boundary?</p>	<p>No</p>
31.1	Commentator 31	Email 16/1	<p>As usual I have left it to the last minute but I wanted to commend you all on doing a great job.</p> <p>It is impossible to please all of the people all of the time but I think that the solution of developing the Sutton Barn area is definitely the best option for quite a large number of houses in a small parish. As a percentage increase we would</p>	<p>The steering Group thanks you for your kind comments and support for the draft plan</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			<p>certainly be 'doing our bit'.</p> <p>Whilst I support farmers needing space to carry on their businesses no one can deny that the barns are an under-used eyesore and being able to offer a brownfield site for development rather than green fields is a real bonus.</p> <p>If anyone ever proceeds to build on the site I hope they give the project as much care and attention as your committee have demonstrated.</p>	
32.1	Commentator 32	Letter 13/1	South Milton Neighbourhood Plan 2016-31 returned with thanks. I raised a couple of points with Nick Townsend when we met at the Thursday Club yesterday and he suggested I should direct them to you.	See below
32.2			1. Clearly, the proposed housing build at the dairy in Sutton will have an effect on those living nearby. On page 38 of the Plan, it is suggested that traffic movement through the village will be minimised, since the development in on the road entering the village from the east. I can't agree – surely the influx of residents would need to travel to the beach; and through the village to participate in social activities?	There will be fewer traffic movements through the village as all journeys to and from Kingsbridge and further afield will not pass through the village unlike other potential development sites
32.3			2. The proposal to create a footpath parallel to Horswell Lane from Cross Parks to the beach would be a welcome asset and is long overdue.	Thank you for your support. The South West Coast Path Association also supports this proposal but there are challenges to overcome before it can be implemented

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
32.4			Page 39 has a word missing in the final sentence.	Corrected
33.1	Commentator 33	Form 16/1	<p>Regarding Section 7: HOUSING</p> <p>Without knowing what other sites were considered, I think the case for preferring the Dairy Site (p38) seems well-made, but 20 dwellings with associated traffic seems high. I recognise and readily support the aspirations set out in policies H1 to H5, but wonder – once The Dairy housing is in place – how development creep would be prevented. The land north of the track between the Village Hall and The Dairy (and from Sutton Cross too) would appear a plum site for a large scale development, with costly appeals against refusal.</p>	<p>The housing exhibition held on 7/8 April 2017 provided further information on all the sites offered for development and rationale for selection of the Dairy site.</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site.</p> <p>The Dairy site meets the housing needs for the plan period (up to 2034) and probably beyond. The Neighbourhood Plan will be reviewed every five years but the Steering Group do not see there can be any justification for approval of any other housing developments in the foreseeable future.</p> <p>Our Neighbourhood Plan once endorsed by referendum will have equal weight with the Joint Local Plan and SHDC planning officers will be accountable for ensuring</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				Our Neighbourhood Planning policies are upheld
33.2			<p>- How will the principle residence requirement be asserted in later years?</p> <p>- Regarding H1 sixth bullet – the four buildings overlooking The Dairy site (BT Exchange, Hillcrest, Fairview, Hillside) struggle to set an example of the South Milton sense of place for new housing.</p>	<p>If a planning condition requiring the housing to be used as a primary residence is added to the planning permission, this is enforceable by South Hams DC at any time regardless of any change in ownership.</p> <p>The Plan is unable to require any retrospective changes to existing buildings.</p>
33.3			<p>Tim, I realise I have an old perspective on all this – at 80 I might be lucky even to see the design stage, or still be living here. I do worry about the consistency of future planning decisions – for instance, 39 years ago, the proposed site was a pleasant meadow and we could walk through it to the Village Hall. The widow living at Higher Sutton farm was refused permission to build herself a bungalow beside Hillcrest – because it would disturb the tranquillity and increase traffic. It wasn't long before the BT Exchange went up, and later Wakeham Farm part-relocated: the impact of large buildings and traffic has ceased to be a consideration.</p>	<p>Noted. The intent of the Neighbourhood Plan as expressed in the Vision statement is to keep the parish alive</p>
33.4			<p>I'd like this end of the village to come alive again – of the 7 dwellings down here, only 3 are lived in, in effect we have no neighbours, but in 1978 there were 9 teenagers in Upper and Lower Sutton alone, and the place was better for that.</p>	<p>Noted and agreed</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
34.1	Commentator 34	Form 16/1	Sutton is not in the Conservation Area so will inevitably be deemed suitable for development. It is, however, the first glimpse of the village so must not detract from its appeal. I think it is important that the houses are built on the site of the barns and that the development is done in stages. Twenty homes are too many. Time is needed to assess the effect of the extra traffic. I agree that there must be an emphasis on affordable and smaller houses, and the plots offered to individual purchasers must not become second homes. I would want them to carry a clause banning a later sale to second homers also.	<p>Comments on numbers of houses, traffic impacts and visual impact noted. These will be resolved during the relevant stages of implementation of the development.</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
34.2			Landscaping of the site is of major importance, but because it is away from the main village, it is easier to ignore. There is already some confusion in the Plan ‘with some tree felling and re-modelling, the site entrance will have good visibility’ (p 38) and ‘the layout and design should minimise its impact and should include appropriate tree planting and landscaping (p 39).	The text will be clarified
34.3			IF, and it’s a big If, the Parish Council can control the pressures from the District Council and builders, this seems a viable plan, but if we end up with an eyesore there will be no going back. We owe it to more than ourselves to keep South Milton beautiful.	Our Neighbourhood Plan once endorsed by referendum will have equal weight with the Joint Local Plan and SHDC planning officers will be accountable for ensuring Our Neighbourhood Planning policies are upheld

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
35.1	Commentator 35	Form 16/1	If planning permission is granted for housing at the Dairy Sutton, the Council must keep its plan for two storey buildings or bungalows. My points are as follows:	
35.2			<p>NO second homes NO lookout towers NO glass houses Car park should have a playing area for children. Who would be responsible for it? Village Hall or Parish Council? BEACH CAFE should not be permitted to expand any further. GRIDLOCK during the summer months must be looked at as, if there is a fire at South Down Farm and the Barn, the fire engines would not be able to get through. The Highways and emergency services should be informed about the problem during the summer months.</p>	<p>A playground next to the village hall car park has been included in the Neighbourhood Plan</p> <p>The other points raised are covered by the Neighbourhood Plan Policies</p>
36.1	Commentator 36	Letter 16/1	<p>The Beachhouse Cafe is already far too busy and is the cause of much traffic in Horswell Lane, particularly early in the morning with deliveries and late at night with diners speeding their way home. Do not let it expand even further – we do not want to see another ‘Salcombe Winking Prawn’ completely dominating our beach. It already uses extension marquees during busy periods. The cafe is not at all local-friendly. Many villagers feel this way, we are not made welcome. I do not believe it is the biggest employer; how many villagers work there?</p>	<p>These points are covered by the Neighbourhood Plan Policies.</p> <p>The Steering Group is not aware of any other business in the parish that employs more people. The number of villagers that work there varies but the Steering Group recognises that the number has been low.</p>
36.2			<p>Our green lanes are being damaged by large delivery and farm vehicles. The banks are being steadily eroded away.</p>	<p>Noted</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
36.3			We need to address speeding traffic within the village boundaries. May I suggest speed bumps?	The Steering Group does not favour speed bumps. Speeding drivers should be reported to the police
36.4			I urgently suggest more dialogue with the farmers to ensure our villages and lanes don't become more muddy and unwalkable.	The local farmers generally clear mud from the lanes and in the Steering Group's experience respond swiftly to complaints
36.5			Where does the figure of 20 units/houses come from? Only just over half of those who responded to your survey wanted additional homes and 78% of those wanted one to three units. Ten to twenty units is far too many. Please note recent local low cost housing developments where they have had great problems getting sufficient purchasers/tenants. I do not see the need for so many houses. And I totally support the St Ives principal –NO 2 nd or holiday homes to be built in future in our village. And please ensure that any new housing will be built to the highest energy saving standards with PV roof panels and air or ground source heat pumps to provide heating. It is worth noting that there is no 'traditional local style' of housing within our village. It is a wonderful eclectic mix. Why not let the new housing design be more interesting and innovative?	<p>When the Steering Group began preparation of the draft NP, SHDC insisted that the parish should provide 39 new dwellings in the plan period. This figure was based on the census data from 2001 and 2011. The Steering Group successfully argued that this figure was inflated by the conversion of a hotel and based on its own analysis an average of one new dwelling was built over the last 35 years. It was agreed that we should seek to provide 10 to 20 dwellings over the plan period.</p> <p>The draft Joint Local Plan for the region was not published until March 2017 (some four months</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>after the SM daft NP was published) and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site.</p> <p>The polices on design of new housing reflects the responses to the questionnaire</p>
36.6			<p>I would love to see a South Milton village wind turbine high on a surrounding hill providing cheap electricity and an annual cash bonus to our community. This has been done in many other villages and is very popular.</p>	<p>Noted but the overwhelming majority of parishioners do not support any non-domestic renewable energy projects. The Steering Group view is that non-domestic windmills are not compatible within the South Devon AONB that covers the whole South Milton parish. To comply with policies in the draft Joint Local Plan, land would have to be allocated for wind turbines but</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				there will be no such allocation in our Neighbourhood Plan
36.6			The suggested car park of 15 spaces is far too small. And please do install a height restrictor at the entrance to prevent camper vans and caravans entering and spending the night there.	<p>The Steering Group considers that 15 spaces is an appropriate figure based on use/users of the village hall.</p> <p>Comment on height barrier will be considered at the detailed planning and design stages.</p>
37.1	Commentator 37	Form 16/1	I agree with the point that the beach road (track) should be kept open as it is vital for farmers to access land and we can use it as part of a one-way system as to not oppose traffic heading to the beach. I do feel that the passing places on Horswell Lane between Collacot and Pinhays Barns need to be widened to ease traffic flow and totally disagree with the point this will only create more traffic. I am not saying make a main road, just very minor improvements.	<p>The Parish Council will encourage the National Trust (the owners of the track) to keep the access track open.</p> <p>Other commentators have made similar comments on the passing bays.</p> <p>Some take the view that improving the passing bays will attract more traffic and negate the benefits of better/more passing bays.</p> <p>A project will be included in the Neighbourhood Plan to investigate the options and decide what to do.</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
37.2			As regards to the development site, I feel the fact it may allow for a car park should not be a major driving factor. Open spaces for village events, child's play area would be more beneficial as this is lacking and people have always managed to park up till now.	Noted but many respondents to the questionnaire were in favour of the village hall car park (77%). The NP now includes a playground as well as the village hall car park
38.1	Commentator 38	Form 16/1	A village play area is more important than a car park, and should be built first.	This is a matter of opinion. The Parish Council will endeavour to have both the car park and playground implemented as soon as possible
38.2			When the car park is built, it should be big enough to allow 6 spaces that can be rented out to villagers to help relieve parking on the main road through the village. It would also provide extra income for the Village Hall.	Noted. This will be considered by the Parish Council when details of the car park are sorted out
38.3			As for the proposed building site, I think the Parish Council must get a guarantee in writing from the SHDC and the landowner stating that, should the development go ahead, the proposals of the Neighbourhood Plan will be adhered to, after all developers are only interested in one thing – PROFIT – and the SHDC have rarely take any notice of what the Parish Council wants.	The Parish Council already has a written agreement with the landowner of the Dairy site and the Parish Council will endeavour to ensure that the relevant conditions are included in the Section 106 agreement for the development
39.1	Commentator 39	Letter 16/1	Thank you all for the work you have done. Some points in response to Draft Plan.	Noted
39.2			1. Beach House biggest employer??	The Steering Group is not aware of any business in the parish with more employees

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
39.3			2. RNLI/Salcombe also cover beach and coast as well as Hope Cove one.	Noted and reference to this will be added in the final NP
39.4			3. Don't expand Beach House – not local friendly and extensions at times. Waste disposal – especially with takeaway containers a <u>big</u> issue.	The NP policies cover this point
39.5			4. Lanes being more and more damaged by large vehicles and farm vehicles. This erodes the banks with loss of flora and fauna.	Agreed – please refer to comments 2
39.6			5. Suggest more tree planting incorporated in flood prevention.	Agree that tree planting is an effective long-term measure for reducing flood risk. The NP recognises the need for constructive engagement with the farming community and tree planting should be included in any dialogue
39.7			6. Where does Gastrobus fit??	It provides an alternative to and competition for the café at South Milton sands.
39.8			7. Support more dialogue with farmers to ensure 'run off' minimised.	Agreed and included in the draft NP
39.9			8. Personally I would like to see a South Milton windmill providing power to and owned by village.	Noted but the overwhelming majority of parishioners do not support any non-domestic renewable energy projects. The Steering Group view is that non-domestic windmills are not compatible within the South Devon

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				AONB that covers the whole South Milton parish. To comply with policies in the draft Joint Local Plan, land would have to be allocated for wind turbines but there will be no such allocation in our Neighbourhood Plan.
39.10			9. Why 20 homes in new development when 64 of parish respondents wanted to see more houses 78% of these ?? 1-3 units. Where did 20 come from?	<p>When the Steering Group began preparation of the draft NP, SHDC insisted that the parish should provide 39 new dwellings in the plan period. This figure was based on the census data from 2001 and 2011. The Steering Group successfully argued that this figure was inflated by the conversion of a hotel and based on its own analysis an average of one new dwelling per year was built over the last 35 years. It was agreed that we should seek to provide 10 to 20 dwellings over the plan period.</p> <p>The draft Joint Local Plan for the region was not published until March 2017 (some four months after the SM daft NP was</p>

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				<p>published) and suggests that around 10 houses is a suitable number to be built in S Milton over the plan period. The Dairy site will provide 18 new dwellings</p> <p>Sixty three of 65 commentators on housing exhibition supported the approach of the Steering Group and the selection of the Dairy site</p>
39.11			10. Any development must be on St Ives principal – own homes only.	Agreed and the NP has a policy to cover this
39.12			11. Proposed site best in village but lots of mutterings about secrecy around other sites. Let village know where these were/are.	The housing exhibition held on 7/8 April identified all the sites offered by landowners.
39.13			12. Any new housing MUST be to highest environmental and energy saving standards – pv panels/ground or air source heat pump – rainwater connection.	Housing policies cover these points
39.14			13. Light pollution to be kept low, no more street lights or huge windows.	The NP has a policy on light pollution
39.15			14. There is no traditional local style bar thatch. Go for more innovative designs.	Noted. The polices on design of new housing reflects the responses to the questionnaire
39.16			15. Promote a compassionate community.	Our vision statement does not cover this point explicitly but the Steering Group believes it is implicit

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
40.1	Commentator 40	Email 16/1	We have now had the opportunity to read the draft plan from cover to cover. We would like to thank you and the whole steering group for producing a very good document, which clearly has the needs and concerns of the villagers at it's heart.	The Steering Group thanks you for your kind comments and support for the draft plan
40.2			However, as current 'second home owners' in South Milton we do have a couple of concerns with some of the references in section 7. Firstly, not all second home owners are the same and indeed there are some like ourselves who care a great deal about how the village will look and what it will be like to live and work in over the next 15 years. We purchased our home in South Milton with view to retire there sometime in the first third of the period covered by the Neighbourhood Plan. We already spend a great deal of our time in South Milton and our home in South Milton and the village as a whole, is as important to us as our other residence and location.	The Steering Group recognises the value of second home owners and will review the text based on your specific comments as set out below. The policies in the NP are designed to maintain the proportion of second home owners similar to the current proportion (excluding the conversion of the hotels)
40.3			We understand and support the need for local residents to be given increased opportunity to rent or buy in the parish, but it is not clear to us that the Parish Council survey figures from 2015 really demonstrate that the increase in number of second homes is as large as is portrayed. There has only been a 50% increase in 14 years as a result of the conversion of the two former hotels mentioned. When the hotels were operating as such, these rooms were not available to local residents to buy or rent. This stated increase does not on its	Between 2001 and 2011, the number of second homes increased by about 16% compared with an increase of about 6% in the number of dwellings, if the conversion of the Holiday Fellowship hotel is excluded. Conversion of the hotel distorts the figures which is why we drew attention to it in the draft NP. The assertion at the end of

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			own seem to support the assertion made towards the end of page 35.	page 35 is correct but we will make the basis of this statement clearer in the final NP
40.4			Is it a South Hams or central government requirement that only parishioners on the electoral register will receive a final copy of the report? We are not currently on the electoral register in South Milton and hence will not be able to vote in the referendum, but we do want to be part of the process of adopting the plan.	The Neighbourhood Plan will be available to everyone in at least electronic format
40.5			We would request that the final report is careful not to portray second home owners as somehow inferior property owners. We pay the same level of council taxes, we have invested money improving our property primarily using local tradesmen and businesses and speaking for ourselves, we care greatly about the village and surroundings.	Agreed
41.1	Commentator 41	Form 16/1	We approve of the Neighbourhood Plan as it is at the moment and applaud your committee for the in-depth report you have prepared in the best opinions of the residents of our village.	The steering Group thanks you for your kind comments and support for the draft plan
42.1	Commentator 42	Email 16/1	We agree with the proposal of the site at Sutton to build a mix of housing in line with the terms published in the Neighbourhood Plan. Our concern would only be that of <u>holiday homes and access</u> .	The steering Group thanks you for your kind comments and support for the draft plan
42.2			A priority would be to have an adequate <u>Car Park</u> at the back of the Village Hall and also to <u>enlarge the Village Hall</u> .	A village hall car park is one of the community benefits that is required as part of the proposed development of the Dairy site

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
43.1	Commentator 43 SHDC	Email 17/3	The plan is currently lacking any stated objectives. It is extremely helpful to identify a list of objectives that arise from your vision and set out in more detail what the plan seeks to achieve. Policies can then be judged according to how they will help to deliver these objectives, and this in turn will help the monitoring and review of your NP. See http://mycommunity.org.uk/resources/how-to-develop-a-vision-and-objectives/ for more information on developing objectives.	Objectives added
43.2			The NPPF and national government guidance require that planning policy is written in positive terms, avoiding overly restrictive negative wording. Some of your policy could do with reviewing in the light of this. See http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/How_to_write_planning_policies.pdf for guidance on writing policies.	Policies reviewed and rewritten where appropriate in line with guidance document
43.3			You identify a preferred site but don't actually include an allocation policy for this site. This policy needs to state that the preferred site is allocated for housing development, and include the relevant criteria that you have identified, including a maximum total number of dwellings, the expected level of affordable housing (in line with JLP policy – 30% for developments over 10 dwellings), design and access criteria as appropriate and any related infrastructure that development of the site will make necessary and that it can	Allocation policy added

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			be reasonably expected to deliver through a Section 106 agreement. These things are all identified in the plan but need pulling together into one allocation policy. (You should then find that putting them in other policies is not necessary)	
43.4			You have carried out some site assessment work to evidence the choice of your preferred site. This is good, although you may need some further landscape assessment on the preferred site given its location in the AONB. I would suggest discussing this with AECOM in conjunction with the SEA work. I understand that you are carrying out some further consultation on the choice of preferred site – make sure that this is captured either within the site assessment notes or within the Consultation Statement (preferably both!).	SEA completed and includes a landscape assessment
43.5			You are producing your plan at a time when District policy is in the process of changing which makes life more complicated for you. It's understandable therefore that this version of your plan references Core Strategy policy and supporting evidence. However, I think you are aware that the draft Joint Local Plan is now out on consultation (http://plymouth.objective.co.uk/portal/planning/jlp/), and supporting evidence has been updated (http://web.plymouth.gov.uk/homepage/environmentandplanning/planning/planningpolicy/plymouthplan/ppevidencebase.htm). Your NP should be referencing this given the likely similar timeframes for adoption, although I don't believe it will cause any compliance issues.	Neighbourhood Plan updated to include references to Joint Local Plan (JLP) but for the record the JLP was not available even in draft until four months after our Neighbourhood Plan was sent out for consultation

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
43.6			I hope you find these comments helpful, and apologise once again that you did not receive them earlier in the process. (I imagine that you may already have some of the above issues in hand, given that you have been continuing work on your plan since this version was published.)	Comments helpful but as you say would have been more useful if they had been more timely
43.7			<i>NP planning period</i> - Consider using the same timeframe as the JLP: to 2034	Agreed and updated
43.8			<i>Vision Statement</i> - The coast and nature of the NP area is covered by Undeveloped Coast and AONB policies - not sure this needs to be included as part of the Vision, as management of these areas relies upon higher level policies	Disagree. Our Neighbourhood Plan expresses the vision, expectations and policies of the parishioners of South Milton. Our Plan has the same status as the Joint Local plan once endorsed by referendum. The fact that our vision is aligned with higher level policies is good news
43.9			<i>Origins of the Plan</i> - There needs to be a more detailed explanation here that to be adopted, a NP needs to meet the Basic Conditions requirement - being in conformity with Local and National planning policy - it cannot only reflect the views of the community, particularly where these views are overly restrictive.	Detailed explanation added
43.10			<i>Origins of the Plan</i> - The primary purpose was twofold - to increase housing delivery, and reduce community opposition to housing delivery. Funnily enough, that is not exactly how NP groups see their role...	Amended and clarified

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
43.11			<i>Questionnaire and Views of the Community</i> - Strategic Planning, not Development Management	Corrected
43.12			<i>Background and Evidence and Base</i> - Need to refer to the emerging Joint Local Plan policies, as these will be the likely adopted policies by the time the NP is adopted.	Updated
43.14			<i>Background and Evidence and Base</i> - Does the NP add anything to what the SD AONB MP says about the area?	Yes, the local details
43.15			<i>6.1 Landscape</i> - These policies will all be replaced by the time the NP goes to examination. Cross- reference with emerging JLP policies.	Updated
43.16			<i>E&CM 1. General Development Policy</i> - None of this policy is NPPF compliant. The policy convention that must be followed, is to use positive language to declare what the NP does want to achieve, and will support. A lot of this can be covered by a general landscape impact policy. By allocating a site to meet future housing need, the NP removes the obligation to approve other schemes in other locations. If the quality of the built form on the edge of settlement forms an important part of the character of the village, write a positive policy about protecting and enhancing that.	Policies revised in line with your comments Your comment that allocating a site to meet future housing needs the NP removes the obligation to approve other schemes in other locations has been well received
43.17			<i>E&CM 2. Coastal Environment Policy</i> - Again, these are all worded in a negative manner... NP policies need to be positively phrased to express what the plan does want to achieve. Any impact on the highway and traffic movement needs to include the specific input of DCC as the highway authority. Will DCC support an expansion of the beach	Policies revised in line with your comments. DCC has been consulted and advised that any changes to

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			facilities? You need to speak to them, and the NT, before any policy like this can be used to manage change involving the beach.	passing bays might require planning permission depending on the extent of the work. Another consideration would be the need to close the road so that large machinery could carry out the work needed.
43.18			<i>Local Projects - Environment and Coastal Management</i> - Could these projects form the basis of a positive policy (in consultation with the NT, as Phil suggests)?	These are local projects and we are not sure how making them policies will increase their chances of success. We note that one project has already been implemented and another has already been taken up by the South West Coast path Association. The view of the Parish Council is that they are more likely to be implemented if the Parish Council takes the lead
43.19			<i>Farmland Policy</i> - There is already an NPPF policy regarding best and most versatile agricultural land (112). NPs should not seek to repeat higher level policies. It may however be appropriate to seek to strengthen NPPF policy where it concerns an issue of particular importance for the Neighbourhood Area. Are there any ways you can positively support agriculture in the NA? See for example Policy 10 in the Ashcott NP http://www.sedgemoor.gov.uk/8314	Policy rewritten in line with the Ashcott NP policy 10

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
43.20			<i>Farmland Policy</i> - There is an adopted CS policy regarding camping & caravan sites in the AONB, and also in the emerging JLP. As above, no need for this policy either.	Policy deleted but narrative added
43.21			<i>Biodiversity Policy</i> - This seems quite permissive?! The unintended consequences of this need to be considered. If a large detached dwelling in the middle of nowhere included an area of wildflower meadow that replaced an intensive arable field, would it be supported?	Agreed, policy rewritten
43.22			<i>Conservation Area Policy</i> - Giving consideration to something is not a policy. Remove criteria (a) and add an action for the Parish Council to investigate. Criteria b on its own is fine.	Criteria a removed and action added as suggested
43.23			<i>Flood Control Policy</i> - I can see that you feel local knowledge provides a greater level of understanding over flood issues than EA/LA desktop modelling etc - but I don't think you can introduce a regulatory framework via an NP policy. It is useful to understand where the potential problems are - maybe just identifying problem areas are enough, and offer them to SHDC as material considerations.	The material local considerations to avoiding adversely affecting the flooding risk and hazard are identified in Figure 6.5 and the text. The expectation of the parishioners is that these matters will be addressed in all development proposals and changes of land use. If it is not a matter of policy, how can parishioners be sure that their expectations will be met?
43.24			<i>Renewable Energy Policy</i> - This is entirely contrary to how an NP is supposed to be worded. Say that the NP supports all forms of domestic scale renewable energy, and leave it at that. You could even say that there was not sufficient	Policy revised to support domestic renewable energy installations. Text amended to reflect parishioners views that the

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			community support to identify and allocate commercial scale renewable sites - not in a policy, but in the text.	community objects to commercial renewable energy installations
43.25			<i>Housing Demand</i> - This piece of work has been superseded by the evidence used to support the JLP. See http://web.plymouth.gov.uk/homepage/environmentandplanning/planning/planningpolicy/plymouthplan/ppevidencebase.htm	Updated
43.26			<i>Considerations for a New Development Site</i> - Both of these documents are soon to be replaced. The NP group undertook a call-for-sites to inform your site allocations policy, so that you could identify the most suitable site to meet future housing need.	Noted and agreed
43.27			<i>Considerations for a New Development Site</i> - Whilst this does provide some background to your site allocations exercise, an NP Group is not a Local Planning Authority.	Text revised and clarified
43.28			<i>Proposal for Small Housing Development</i> - A lot more explanation over the selection process, the criteria used, and how the community were involved is required here. You have carried out some reasonably detailed site assessment work which needs to be referenced here. If possible include a link to it. I think this would avoid the need for too much more detail here, though a little more would be useful.	Revised as suggested
43.29			<i>Preferred Housing Development Site - Steady</i> - the balance of consideration, particularly when in an AONB location - is not easily explained by one bullet point. More needs to be said about how the site is not as visually sensitive as others that were submitted, about how it isn't	Covered by SEA and text amended accordingly

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			subject to distant views, and about how visual improvements by developing the site would benefit area, and contribute to the quality of the built environment. Again, I would say this could be provided in a background document, or the SEA work may adequately cover this - please discuss with AECOM.	
43.30			<i>Preferred Housing Development Site</i> - These all need to be included within an allocations policy to have maximum weight, and to provide more certainty.	Agreed and included in Allocation Policy
43.31			<i>Preferred Housing Development Site</i> - This conforms with the emerging JLP AH thresholds.	Noted
43.32			<i>Preferred Housing Development Site</i> - Be very careful here - it remains to be seen how any primary residence restriction works as part of an NP.	Noted but conditions of this kind have been upheld at appeal in several locations in Cornwall.
43.33			<i>Preferred Housing Development Site</i> - This land needs to be specifically allocated as a car park, and the access needs to be discussed with DCC Highways before it can be endorsed	The car park will be allocated as a car park in the Neighbourhood Plan DCC has been consulted and has advised that issues with the access can be resolved at the detailed planning/design stages by engaging a highways expert
43.34			<i>Preferred Housing Development Site</i> - This could be done under permitted agricultural development rights?	Yes, but our intention is that it is included in the legal agreement linked to the planning permission on the Dairy site.

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
43.35			<i>General Housing Policy</i> - Given that you have allocated a site, you don't need to write another housing policy. The government has said that no onsite AH can be required on any sites of less than 5 dwellings. A commuted sum may be taken on sites of 6-10.	Noted, Site Allocation Policy written
43.36			<i>General Housing Policy</i> - This needs to be proportionate.	Proportionate added to statement
43.37			<i>General Housing Policy</i> - This policy on its own is fine.	Noted
43.38			<i>General Housing Policy</i> - This policy would more than adequately replace all the restrictive criteria in policy 1!	Noted but does not cover all the points in policy 1 which has been redrafted
43.39			<i>General Housing Policy</i> - Again, this should be a stand alone policy that seeks to ensure the character and quality of built environment is enhanced and protected.	Noted and drafted as separate policy
43.40			<i>General Housing Policy</i> - BREEAM only applies to commercial buildings, not sure why it is included in this housing policy?	Delete reference to BREEAM. All new development will have to comply with policy DEV34 [Delivering Low Carbon Development] in the JLP and meet the requirements of Part L of the Building Regulations.
43.41			<i>Housing for Older People Policy</i> - May be better to rely on the emerging JLP policy on residential annexes.	This policy addresses all kinds of provision for the elderly, not just annexes
43.42			<i>Open Market Housing Policy</i> - This is surplus to requirements. The more you say, the more a developer will test it.	delete

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
			You want to allocate a site. This also makes reference to primary residence, (although I do not support this type of restriction.) You have exceptions policies, and other criteria. Leave it at that, as it provides ample guidance as to how you intend to manage future housing delivery.	
43.43			<i>Good Quality Design and Build Policy</i> - The last sentence does not add anything to the policy and should be removed.	Delete
43.44			<i>Employment Policy</i> - You don't need a planning permission to work from home?	This policy needs rewording. While generally supporting working from home, there may be cases where extensions are required, a whole house is used for employment purposes and/or more parking is needed, which in total constitutes a change of use and thus requires planning permission.
43.45			<i>Employment Policy</i> - A general amenity policy is a standard requirement of a Local Plan - take this out as the JLP should be replied upon to protect amenity.	The parish feels strongly that these safeguards need to be spelt out in our own Plan in addition to the protections set out in the draft JLP
43.46			<i>Employment Policy</i> - How and why should employment only be for local people? How will it be secured? Why would you prevent an employer employing someone from, Kingsbridge, say?	Delete this sentence
43.47			<i>Conclusion and Way Forward</i> - Plans should be monitored annually to assess how effective the policies have been in achieving the aims of the plan.	Amended to annually and say that procedures will be instituted to

**SOUTH MILTON NEIGHBOURHOOD PLAN
RESPONSES TO COMMENTS ON DRAFT PLAN**

No	Who	Method & Date	Comment	Response
				make alterations to the Plan where appropriate.

APPENDIX 8

Schedule of Responses: Housing Exhibition 7-8 April 2017

SOUTH MILTON NEIGHBOURHOOD PLAN COMMENTS ON HOUSING EXHIBITION on 7-8 APRIL 2017

The draft South Milton Neighbourhood Plan was published at the end of November 2016. Comments were invited from parishioners and relevant authorities. An interim response was sent to all authors on 20 February 2017. The Steering Group is working through each of the issues raised and addressed those related to housing at an exhibition held at the Village Hall on 7 and 8 April 2017.

The tables below include all the written comments received from the housing exhibition. Most comments were submitted anonymously but a few included author's name which have been omitted in these summary tables.

Over the next few weeks, the Steering Group will finalise the comment/response documents (addressing every comment received on both the draft Neighbourhood Plan and the housing exhibition). The Group will also revise the draft Neighbourhood Plan taking account of the comment/response documents before submitting the revised Plan to South Hams District Council. There will then be an independent examination and finally a referendum of registered electors in the parish.

Comments on Housing Exhibition

A total of 65 written comments were received.

The comment form requested a yes/no response to the following question:

This exhibition has set out the process that has resulted in selection of the Dairy Site to meet South Milton's future housing needs. Do you agree with the process?

The results were:

YES 63
NO 2

Authors were also given the opportunity to provide comments on the exhibition.

Twelve authors replied yes to the question and did not offer any comment.

Twenty seven authors replied yes and commented positively on one or more of the following: selection of the site/the process/the work of the Steering Group. These comments are summarised in Table 1.

Twenty four authors replied yes and added specific comments on a variety of issues related to the housing proposals. These comments are summarised in Table 2.

Two authors replied no and added specific comments on the housing proposals. These comments are summarised in Table 3.

Table 1 Comments supporting site selection/process/Steering Group

No	Comment	Response
1.1	Professionally presented, clear and well supported	The Steering Group thanks you for your support for the process and selection of the Dairy Site and for your kind words
1.2	Very good	
1.3	Great idea	
1.4	A very good site	
1.5	The best possible site in the village	
1.6	I support the proposals	
1.7	A very impressive and thoroughly researched project	
1.8	Fully support the proposal	
1.9	Well presented and agree with result	
1.10	Objectives clearly stated and well explained. Excellent exhibition	
1.11	A sensible view as to housing for S Milton for many years to come	
1.12	Excellent	
1.13	The process appears to have been rigorous and it is clear how the selection of the Dairy Site was arrived at	
1.14	Well done for all the hard work – more encouraged by recent additional safeguards	
1.15	A well thought out plan	
1.16	Very happy with Plan 2. Discreet and accessible. The car park behind the hall would be very welcome. Well thought through	
1.17	Clear and concise presentation	
1.18	Sensible proposal for housing which will bring real benefits for the village	
1.19	The work involved has been well worth the excellent result. THANK YOU to all concerned	

No	Comment	Response
1.20	Thank you for all the effort that has gone into this process. I have confidence that you have done everything you can to get the best outcome for the village	The Steering Group thanks you for your support for the process and selection of the Dairy Site and for your kind words
1.21	An amazing project – extremely well done. Congratulations	
1.22	Very grateful for all the work that has gone into this	
1.23	Well done! Full marks to the committee	
1.24	A lot of hard work – well done	
1.25	Congratulations to the committee for this first class production! And the many, many hours involved	
1.26	Congratulations to the working group – to me, this plan covers all the important bases for the accommodation the village and local young people really need	
1.27	As we have to build houses this seems very reasonable, and is in a situation that is sensibly clear of the village but still part of it and will certainly improve the site	

Table 2 Comments from Authors supporting process/site selection

No	Comment	Response
2.1	As before, I agree with the proposal to seek planning permission for the Dairy at Sutton as being the ideal location if we have to have any development in the village	The Neighbourhood Plan will allocate the Dairy Site for housing but it will be the land owner who will make the planning application. The draft Joint Local Plan for the region suggests that 10 houses is a suitable number to be built in S Milton over the plan period
2.2	Would like to see more self-build for local/low cost housing	There is a written agreement between South Milton Parish Council and the owner of The Dairy site which states that 6 of the 18 houses will be self- build
2.3	Self-build a priority	There is a written agreement between South Milton Parish Council and the owner of The Dairy site which states that 6 of the 18 houses will be self-build
2.4	Great to see the green space will be protected and the new path and playground will be a priority. Self-build v important	The mechanism for protecting the green space is under discussion with SHDC and the best arrangement will be incorporated in the Neighbourhood Plan. There is a written agreement between South Milton Parish Council and the owner of The Dairy site which states that 6 of the 18 houses will be self-build

No	Comment	Response
2.5	Please can there be further definition as to what constitutes 'affordable housing'?	The affordable housing could be shared ownership/affordable rent/affordable sale. The NPPF Annex 2 defines affordable housing as: <i>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</i>
2.6	Very clear and transparent. Strongly support Dairy site as most appropriate for the parish. We need more affordable housing and the community benefits	The Steering Group thanks you for your support for the process and selection of the Dairy Site
2.7	I am content with the process. Having moved a long distance back to Devon after two years living on a new development with affordable/social housing (30%), my wife and I have serious concerns about the level of antisocial behaviour we <u>could</u> experience if social housing forms part of the plan. This is based upon actual experience and discussion with others who are currently living in and around new development sites. We are not suggesting that all social housing brings issues, but the antisocial risk increases significantly	<p>The affordable housing could be shared ownership/affordable rent/affordable sale. Candidates for affordable housing will be nominated by the District Housing Authority. The final NP will include a policy on affordable housing along the lines: Any planning permission granted for affordable housing will be subject to a local occupancy condition set out in a s106 agreement. This condition will clearly direct a detailed allocations policy to be agreed between the managers of the affordable housing and South Milton Parish Council prior to occupation of the housing.</p> <p>Anti-social behaviour can ultimately be addressed by eviction of tenants and there is precedent for this in South Milton</p>

No	Comment	Response
2.8	Hope the housing (30%) is affordable??	The NPPF Annex 2 defines affordable housing as: <i>Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices.</i>
2.9	Will there be lighting that is on the footpath which will link to the Village Hall? (We would <u>not</u> agree to lighting)	Whether there is a need for lighting and if so the type of lighting will be determined at the detailed planning stage
2.10	A need for extra housing but worried about access to site	Noted but not insurmountable. Access to the site will be sorted out at the detailed planning stage
2.11	Only problem I can see is access for cars, and passing traffic	Noted but not insurmountable. Access to the site will be sorted out at the detailed planning stage
2.12	Site 6 could not be developed due to an unsafe site access	Noted
2.13	We need the V Hall car park <u>NOW</u>	Noted and provision of the car park will be scheduled as soon as possible but may ultimately depend on the phasing of the development by the landowner

No	Comment	Response
2.14	The dairy in my view is <u>not</u> a brownfield site, it has been fully used for the past 20 years and, without them, the farm could not exist on its own. Littlecombe farm site would be a disaster for local residents	<p>The term brownfield is used by SHDC planning officer (Strategic Housing & Economic Land Availability Assessment – July 2016) to describe this site.</p> <p>The barns are, at present, let on a temporary basis to a farm based outside the parish and we understand may not be required by the tenant for its present purpose for much longer. The barn owner has informed us that he will relocate the barns to a farm in another parish.</p> <p>Littlecombe farm site was eliminated in the preliminary assessment of offered sites – your comment is noted</p>
2.15	Please design the housing to fit in with their rural setting. Thank you	This is one of the objectives of the housing policies
2.16	Hopefully well landscaped and in keeping with rest of village buildings	These are among the objectives of the housing policies
2.17	The development at Sutton looks an improvement on the barns that are there now and will enhance the village	Noted
2.18	A practical development of site 2 with good links to the village hall	The Steering Group thanks you for your support for the process and selection of the Dairy Site
2.19	Would like to see houses (kept, built) to the area when being built	Noted. The final layout of the site will be determined by the landowner but must conform to the policies in the Neighbourhood Plan and will be subject to the normal planning application processes.

No	Comment	Response
2.20	I am concerned that the proposed development is longer than that required by the 'strategic objective for sustainable villages'. Now this has been published can the scale of development be reduced? Are the committee absolutely sure about any agreements with the existing owner will also be binding on the eventual developer/owner?	Concern noted but the Steering Group does not consider it feasible to reduce the scale of the development. The Dairy Site is the best available site for housing development in the parish and has received overwhelming support (97%) from the parish. Critical considerations in determining the scale and phasing of the development will be the timely provision of affordable housing and the community facilities. The Steering Group will discuss these matters with the landowner as well as ensuring conditions are binding on any other parties involved through the s 106 agreement.
2.21	Can you restrict the proposed development to the 'footprint' of the existing buildings?	There is a written agreement between the landowner and SMPC that the footprint of the existing buildings and concrete surround will be the full extent of the dwellings including their gardens. The final layout of the site will be determined by the landowner but must conform to the policies in the Neighbourhood Plan and will be subject to the normal planning application processes.
2.22	All housing must be in keeping with village's other buildings. No 'look out' tower or glass houses	This is one of the objectives of the housing policies

No	Comment	Response
2.23	Yes, if this is the only site proposed and that the local Council is not given the green light for more development	Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no justification for any green field development in the parish.
2.24	Generally agreeable. I would prefer a limit to be included in the Plan for the number of additional houses to be built by 2031 so development of the village is controlled, say a maximum number of 20 additional houses. Very impressed with the Draft Plan – a lot of hard work has been done	Once the Neighbourhood Plan has been endorsed by the referendum, it will have the same status as the Joint Local Plan in assessing planning applications. As the allocated site meets the housing objectives for South Milton, the Steering Group can see no justification for any green field development in the parish.

Table 3 Comments from Authors not supporting process/site selection

No	Comment	Response
3.1	<p>Feel it is unnecessary to provide over 10 homes in a village of this size. Prefer the alternative site as in village</p>	<p>Concern noted but the Steering Group does not consider it feasible to reduce the scale of the development. The Dairy Site is the best available site for housing development in the parish and has received overwhelming support from the parish. Critical considerations in determining the scale and phasing of the development will be the timely provision of affordable housing and the community facilities. The Steering Group will discuss these matters with the landowner.</p> <p>The alternative site was assessed to be inferior to this preferred site and would not provide 10 homes. The overwhelming majority (97%) of commentators have endorsed selection of the preferred site</p>
3.2	<p>No options given to parishioners</p>	<p>All local landowners were given the opportunity to offer sites for consideration. Nine sites were offered and through a two stage process the preferred site was identified. The overwhelming majority (97%) of commentators have endorsed selection of the preferred site</p>

APPENDIX 9

Extracts from South
Milton Newsletter
and K&S Gazette

South Milton Newsletter

October 2014 No 88

Village website: www.south-milton.org.uk

Residents meet and help shape village for the next generation

A meeting called by the parish council to discuss our village now and in the future attracted 70 people. Also in attendance were the area county councillor Rufus Gilbert and ward district councillor Ian Bramble. The meeting was chaired by parish councillor Tim Lewis, who briefly explained the requirement for a Neighbourhood Development Plan and the planning team's terms of reference. 'This is just the beginning; we are just dipping our toes in the water,' he said

Nick Townsend, one of two co-opted members of the team, led the open session, which proved to be extremely valuable in kicking off the task of putting together a NDP, which will ultimately be submitted to South Hams District Council for its approval and ratification as a statutory document.

The meeting covered two topics: why people wanted to live in South Milton, and the principal issues to be covered in the plan.

Nick has listed here the main points raised, with a commentary where further

discussion took place:

Characteristics that make South Milton an attractive place to live:

1 Quiet. 2 Thriving village hall. 3 Active church. 4 Proximity to the beach. 5 No light pollution. 6 Beautiful. 7 Working farms.

8 People live and work in South Milton. 9 Few second homes (<20%). 10 Strong community spirit. 11 No yellow lines. 12 Small village (~360 people). 13 Good and safe place to bring up children. 14 Within catchment of good schools.

15 Mix of housing. 16 Alive all the year round. 17 Very low crime rate. 18 No pub, no shop, no car park. 19 Good access to Kingsbridge. 20 Excellent footpath network (including green lanes). 21 Green parish (farmland, coast, ley SSSI reserve). 22 Clubs and activities. 23 Conservation areas/listed buildings.

The most important factors making South Milton such an attractive place to live were identified by those in attendance as items 8, 10, 12, 16 and 22 from the list above. From these, the following might best describe why South Milton is

DEADLINE FOR COPY FOR THE NEXT NEWSLETTER: OCTOBER 28
Your copy can be emailed to grahamcollyer46@gmail.com

South Milton Newsletter

March 2017 No 103

Village website: www.south-milton.org.uk

DRAFT NEIGHBOURHOOD PLAN

Following the publication of the draft plan, and the receipt of comments from residents and organisations, the parish council will hold a drop-in exhibition of the housing site proposals, in the village hall, on Friday, April 7, from 6 to 9pm and Saturday, April 8, from 10am to 1pm. All residents and interested parties are welcome to attend.

Woodman spare that tree! That was the message the parish council faced at its meeting on Monday when a 'campaign' to save the blue cedar at Hillingsdown Cross was successful. The 40-year-old tree, which has been described as 'the wrong tree in the wrong place', will now be pruned instead of removed, as had been agreed at the January meeting of the council.

At that earlier meeting there were no voices against having the tree cut down, either from councillors or members of the public present. However, when the decision became wider known more than a dozen residents made it clear by email that the council had made the wrong move.

Faced with the opposition, chairman Marion Brice accepted that the matter was not a 'done deal' and asked councillors to reverse their decision. But she stressed: 'Parish councils are democratically elected. We are appointed to act on your behalf. Minutes and agendas are put on the village noticeboard and on the village website. Look at them and speak to us and convey your views.'

It is believed the tree was planted to mark the Queen's Silver Jubilee in 1977, although there is neither a record nor a plaque to confirm that. It will now be pruned and trimmed so as to be clear of overhead wires.

During the discussion it was announced that the parish council has been requested to appoint a tree warden.

DEADLINE FOR COPY FOR THE NEXT NEWSLETTER: APRIL 24

Your copy can be emailed to grahamcollyer46@gmail.com

South Milton Newsletter

May 2017 No 104

Village website: www.south-milton.org.uk

Exhibition highlights proposed housing development site



The latest schedule for the completion of the parish council's neighbourhood plan is February next year, according to the steering group's timetable. This became apparent at the group's 47th regular meeting when the current situation was updated. Group chairman Tim Lewis said at this month's parish council meeting: 'There are still a number of hurdles to go over yet.'

DEADLINE FOR COPY FOR THE NEXT NEWSLETTER: JUNE 26

Your copy can be emailed to grahamcollyer46@gmail.com



Village plan consultation

MORE than two years after a packed public meeting was held to discuss the formulation of a neighbourhood plan, South Milton Parish Council's steering group has produced a document that is now beginning its six-week consultation period.

Since that meeting in 2014, when the views expressed by villagers set the ball rolling, the steering group have met formally on 32 occasions.

It prepared a questionnaire that

was hand-delivered to every address in the parish, with a copy for everyone on the electoral roll, and the 50 per cent response was better than expected.

The answers and comments given produced around 20,000 pieces of data, which have been analysed and used to put together a comprehensive draft document.

There was strong support for a

Turn to page three

Referendum vote planned

From page one

small development of houses in the parish.

The steering group invited landowners to offer land that might be suitable for such a development.

Led by a senior planning officer from South Hams Council, and advised by highways and environmental officers, the group visited all nine sites put forward before producing a shortlist of two.

After further evaluation a preferred site was agreed by the group, and subsequently

endorsed by the parish council. The next step was to put the finishing touches to the draft document before offering it to the residents for a six-week consultation period.

Copies are now available for inspection, and can also be seen on the village website.

There will be a consultation meeting in the village hall on Monday, December 5, starting at 7.30pm.

Any comments made will be freshly assessed by the steering group.

The draft document will then

be amended if it is deemed necessary.

In the New Year, the plan will begin its passage through the district council before all the electorate receives a copy and a referendum is held.

Residents will be asked to vote 'Yes' or 'No'.

A simple majority in favour will send the Neighbourhood Plan back to SHDC, where it will become a statutory document to be used in determining planning applications.

Windeat
Call us now
for a quote
TELEPHONE
01806 42000
www.windeat.com

APPENDIX 10

Notes of Meeting
with Councillors
9 May 2017

SOUTH MILTON PARISH COUNCIL

NEIGHBOURHOOD PLAN

MEETING WITH DISTRICT COUNCILLORS

9 May 2017

RECORD OF DISCUSSION

Present

Tim Lewis (TL) – Chairman

Judy Pearce – District Councillor

Simon Wright – District Councillor

Graham Collyer (GC)

Nick Townsend (NT)

1. Introduction

TL welcomed District Councillors Judy Pearce and Simon Wright to the meeting and outlined the work done to date and the current status of the South Milton NP (Regulation 14 consultation had been completed in January 2017). TL explained in more detail the content and outcome of the Housing Exhibition held in April 2017. Around 80 people had attended with 64 submitting written comments of which 62 endorsed the process and selection of the preferred housing site, and two were against.

An SEA is currently in progress and the Steering Group is preparing responses to all written comments received during the Regulation 14 consultation and housing exhibition. In due course the Steering Group will update the draft NP for submission to SHDC for Regulation 16 consultation and examination.

The purpose of this meeting was not only to brief Cllrs on the current status of the NP but also to discuss concerns about any planning submissions that might be made between now and the NP referendum, expected to be held early next year.

2. NP Status

Cllrs Judy Pearce and Simon Wright advised that once the South Milton NP had been endorsed by referendum it would have equal status with the adopted Joint Local Plan. Steering Group members were much reassured with this clarification.

The Cllrs further advised that as the South Milton Plan gathers weight it becomes a material consideration. It starts to gather weight from the public consultation stage onwards.

Cllr Simon Wright suggested that contact be made with Casandra Harrison of SHDC to obtain the number of people on the housing list for South Milton with local connections. **TL action**

3. The Beach/Coastline

NT explained that the beach/coastline were at full capacity during the summer and half-terms with the lane leading to South Milton Sands gridlocked from time to time. The policies in the draft NP were aimed at keeping the status quo, retaining the Devon Lanes, no increase or diminution of the car parks and no expansion of the café at the beach. To improve access to the beach and provide circular walks from the Coast Path, improvements were planned to the existing paths and a new path proposed, extending the Ridgeway path to the coast.

Many of these policies had been drafted on the basis of the NP supporting or not supporting development; SHDC had however commented that this approach was not acceptable and policies should be positive. Cllrs commented that policies worded *permitted/not permitted* would not be acceptable but did not see a problem with *supported/not supported*. NT will clarify with SHDC before policies are reviewed. **NT action**