

Thurlestone Neighbourhood Plan

Schedule of Responses to Regulation 16 Consultation

Thurlestone Neighbourhood Plan was submitted to South Hams District Council on 12/12/17. The Council consulted on the submitted plan for a six week period between 09/1/2018 – 21/2/18 in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations.

The tables below set out the representations on the Thurlestone Neighbourhood Plan made in response to consultation at Regulation 16.

TABLE 1 Responses to Regulation 16 Consultation

Date	Name/Organisation	Comments
11/1/18	Gaynor Gallacher Highways England Appendix 1	<p>Thank you for providing Highways England with the opportunity to comment on the submission version of the Thurlestone neighbourhood plan. Highways England is responsible for operating, maintaining and improving the strategic road network (SRN), which in this case comprises the A38(T) which runs some distance to the north of the plan area.</p> <p>We are therefore satisfied that the proposed plan policies are unlikely to result in development which will impact on the SRN and we have no comments to make. However, this response does not prejudice any future responses Highways England may make on site specific applications as they come forward through the planning process, and which will be considered by us on their merits under the prevailing policy at that time.</p> <p>Regards Gaynor</p>
11/1/18	Martyn Dunn Development Coordinator South West Water Appendix 2	<p>Sarah thank you for this the content of which is noted and upon which we have no particular comments at this time.</p> <p>Regards</p>

23/1/18	<p>Clr Tim Lewis</p> <p>Appendix 3</p>	<p>On behalf of South Milton we welcome the Thurlestone N P and have no objections.</p>
23/1/18	<p><i>NHS Northern, Eastern and Western Devon Clinical Commissioning Group</i></p> <p>Appendix 4</p>	<p>Dear Team,</p> <p>Thank you for your email. The Vice Chair of Western Locality, NEW Devon CCG, has reviewed the document and there are no objections or comments to be made.</p> <p>With Kind Regards Gemma</p>
30/1/18	<p>David Stuart Historic England</p> <p>Appendix 5</p>	<p>FAO Sarah Packham</p> <p>Dear Sarah</p> <p>Thank you for your Regulation 16 consultation on the Thurlestone Neighbourhood Plan.</p> <p>I can confirm that there are no comments that we wish to offer.</p> <p>Kind regards</p> <p>David Stuart</p>
20/2/18	<p>Sarah McCarthy The Wolf Rock Boat Company sarah@thewolfrock.co.uk</p> <p>Appendix 6</p>	<p>Thank you for informing me that this email account will only be checked on a Tuesday and Thursday. Unfortunately, the deadline for the Thurlestone Neighbourhood plan is tomorrow the 21st February and I would like to register my comments in time.</p> <p>I believe that in order to protect the unique benefits of our neighbourhood it is necessary to consider facilities available outside our neighbourhood plan area but in our locality.</p> <p>Some of the proposals being put forward for approval are currently readily available in an adjacent village. In my opinion, we do not need to be self-sufficient and complimenting local amenities rather than duplicating them would help viability.</p>

		<p>Initiatives such as Taste of the West and The South Hams Arts Trail have been tremendously successful in pulling together local talent and have worked in a collective manner.</p> <p>An area of outstanding natural beauty has to be protected for all. Bantham in particular has proved successful in maintaining its unique character by resisting many commercial objectives. Many of these can be served outside of the neighbourhood, in distances in some circumstances of under 5 miles.</p> <p>I think that an additional caveat that considers this should be added to the general development principles, policy TP1.</p> <p>Kind regards Sarah McCarthy</p>
21/2/18	<p>Marrina Neophytou Historic Environment Team Planning, Transportation and Environment Devon County Council</p> <p>Appendix 7</p>	<p>Ref: Arch/HER/SH/31725c</p> <p>Good Morning Sarah, Thank you very much for your email requesting consultation on the Thurlestone Neighbourhood plan. Firstly, to compliment the authors on the plan, it is one of the best plans we have received. Our suggestions are below.</p> <p>1.6, p3. A brief summary of the important part the parish played in WWII, Royal Marines taking over Thurlestone Hotel as their Office Cadet Training Unit, area of the parish used as an assault course, mines on the beach, military training trenches on Bantham Ham, military structures, anti-invasion etc. and to make further references throughout where necessary.</p> <p>1.12, p6. Add a description of the Scheduled monument.</p> <p>1.14, p7. Mention Boat house is Grade II listed</p> <p>2.7, p9. Perhaps for emphasis of the historic aspect of the Parish it could be emphasised that there are 25 listed buildings, 2 Scheduled Monuments and 2 Conservation Areas.</p> <p>2.19, p13 Mention conservation and enhancement of the Natural and Historic Environment.</p> <p>Point 6, p17. Suggest, ‘where necessary, geophysical survey, evaluation and excavation should be undertaken’.</p>

		<p>4.33, p55. If possible with permission of owner, could an image of the piggery before and after alterations be inserted.</p> <p>5.1-5.4, p58-59. Could the success of the Heritage Trails be mentioned here?</p> <p>Policy19, p65. As well as ecological consideration the archaeology should also be considered.</p> <p>There is no reference to the Historic Landscape Characterisation (HLC). HLC illustrates the area outside the historic cores of the parish (of which there are four) to have been surrounded by orchards and fields laid out in the medieval, post-medieval period. Earlier fields tend towards curving boundaries, while those laid out in the 18th and 19th centuries generally have straight boundaries. Remnants of medieval field systems that still survive can be considered when development is proposed. Areas of sand, dunes and rough ground are located in the western quarter of the parish. Small pockets of woodland are also illustrated in the wider area of the parish.</p> <p>Please do get back to me if you have any questions.</p> <p>All the best</p> <p>Marrina Neophytou Historic Environment Officer</p>
<p>21/2/18</p>	<p>Becky Iles The Bantham Estate</p> <p>Appendix 8</p>	<p>Dear Sirs</p> <p>Please find attached representations for the Thurlestone Neighbourhood Plan from The Bantham Estate.</p> <p>If you need any further information please don't hesitate to contact me.</p> <p>Kind regards, Becky Iles MRICS</p>
<p>22/2/18</p>	<p>Darren Horn Natural England</p>	<p>Dear Sarah,</p> <p>Thank you for consulting us on the Thurlestone Neighbourhood Plan. I can confirm that we have no additional comments to make.</p>

	Appendix 9	Kind regards, Darren Horn
24/2/18	Cllr J Pearce Appendix 10	I am responding to your draft comments as one of the two locally elected members for the Salcombe and Thurlestone Ward, and as Lead Member for Neighbourhood Planning at South Hams. As you are also aware, I am also the Lead Member for South Hams on the Joint Local Plan Steering Group. This group consists of two members from each of the three Councils involved in the Joint Neighbourhood Plan. In this capacity I have been attending the Examination in Public and have been receiving daily updates from the proceedings. Steering Group Members are required to sign off any proposed modifications before the next EiP session begins. Please see below a modification to paragraph 3.17 and a new paragraph 3.18 of the Joint Local Plan, both of which were agreed. These are particularly relevant to the Thurlestone Neighbourhood Plan in regard to sustainable village networks and I trust they can be taken into account in the Council's response to the Regulation 16 consultation. The email has been edited to show the relevant paragraph only.
9-1-18	Andy Kniveton Openreach Appendix 11	<i>Dear Sarah and the SW-Neighbourhood Planning Team</i> <i>To add as information to your Neighbourhood plan and for general awareness. I thought you may be interested to note the following ...</i> <i>Openreach will deploy FTTP (Fibre To The Premise), free of charge, into all new housing developments of 30 or more homes, this new policy took affect for all New Sites registered from November 2016. This means that at least 9 out of 10 new build homes could have access to free FTTP infrastructure if property developers register their scheme and contract with Openreach.</i> <i>Since we launched our new proposition for fibre broadband at new developments back in February 2016, we have reduced this threshold where we deploy FTTP for free. Initially it was free for developments of 250 homes or more, then in May 2016 we reduced it to 100 homes and from November 2016 it was reduced again to 30 homes. Meanwhile any developments with two or more homes will have access to our existing or planned fibre infrastructure, either funded entirely by Openreach or with the help of developer co-funding where that's needed.</i> <i>For each new development, our dedicated New Sites Reception team will work with developers using the recently launched 'Connectivity Assessment Tool' to check the options for a particular site, and give a clear</i>

		<p><i>recommendation on the infrastructure that should be built. Once contracted, a dedicated field based co-ordinator will work with the Developer to lead them through the plan and build process.</i></p> <p><i>We've reduced the free FTTP threshold to 30 or more homes to make it even easier for developers to have access to Ultrafast broadband. We know that consumers are passionate about the speed and reliability of the broadband service that their communication provider can offer them, and for some the availability of ultrafast speeds will strongly influence their decision on which new property to buy.</i></p> <p><i>Meanwhile any developments with two or more homes will have access to our existing or planned fibre infrastructure, either funded entirely by Openreach or with the help of developer co-funding where that's needed.</i></p> <p><i>Openreach's FTTP infrastructure is open to all communication service providers and we're working hard with industry to encourage greater adoption, so customers have much wider choice and more customers can benefit from the faster speeds of up to 1Gbps this is ultrafast Broadband via FTTP, and not to be confused with FTTC (Fibre To The Cabinet) technology. This allows everyone in their homes to do whatever they want to do online. They can simultaneously stream 4K films and music, catch up on TV on demand, make HD video calls, play online games, upload photos and video clips to social media sites and send emails. The lower threshold for free FTTP deployment has been warmly received by industry bodies.</i></p> <p><i>We suggest a paragraph such as the following is included in the local plans for Broadband Infrastructure</i> <i>"All major developments within xxxxxx local authority will enable Fibre to the Premises (FTTP) with open access to provide ultrafast broadband capability and customer choice of service providers. For smaller schemes the Council will expect FTTP to be provided where practical and where this is not the case connection to broadband that will deliver speeds above 24Mbps".</i></p>
19/2/18	SHDC Appendix 12	See appendix 12