

Thurlestone Parish Neighbourhood Plan 2015-2034

Questions from the Independent Examiner

Prepared by

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Introduction

1. As you will be aware I have been appointed to carry out the examination of the Thurlestone Parish Neighbourhood Plan. I have completed my initial review of the Plan and most of the accompanying documents that I have been sent. I carried out a site visit to the three villages and the surrounding countryside to familiarise myself with the plan area on 20th March 2018.
2. My initial view is that I should be able to deal with the examination of this Plan by the consideration of the written material only, but I do reserve the right to call for a public hearing, if I consider that it will assist my examination. There are some questions that arise from my initial review of the plan. These are directed at the Qualifying Body, Thurlestone Parish Council but there are a couple of questions which are more appropriately directed to South Hams District Council.
3. In the interest of transparency, I would ask that this note and any response is placed on the appropriate web sites. Could I ask for a reply by the end of play on 5th April 2018, if possible to allow me to speedily conclude this examination.

Questions for Thurlestone Parish Council

4. Is it the intention that infill development should only relate to land within the settlement boundaries in Policy TP3 and TP4?
5. Do you think that the restriction of market houses to 5 units will restrict the delivery of affordable housing in the village having regard to advice in the PPG regarding getting contributions for affordable housing in AONBs, for schemes between 6 and 10 units?
6. Should the conversion of rural buildings be the subject to a principal residence condition when the permitted development rights do not impose such a restriction?
7. Is there a contradiction between Policy TP4 which allows infill housing of up to 5 units or individual plots and Policy TP7 criterion i., which requires a one for one replacement “and excludes the inappropriate subdivision of plots”? If a large house on a large plot within the settlement boundary were to be demolished, would it not be an opportunity to create smaller houses within the settlement boundary which could then be subject to the principal residence condition. Normally restrictions requiring one for one replacement are only sought in countryside areas rather than within settlements.
8. Can there be OS based plans showing the sites of all the non-designated heritage assets, which shows the extent of the site to be protected by Policy

TP23. In particular, there needs to be clarity for applicants and decision makers as to location of the heritage asset when considering a planning application. Possibly could they be shown on amended Figures 18 and 19? At the present time, I am uncertain as to the geographical extent of the protection offered by the policy when it refers to the Streetscape at Barnham and the 2 quays and the Leat at Buckland.

Questions for South Hams District Council

9. Does the LPA consider that the allocation of affordable housing to be a planning policy or a matter for the Housing Authority, under the local housing allocation policy? Does that housing allocation policy restrict occupation to persons with a Local Connection? Can you provide me with details of the Devon Covenant referred to in Policy TP3?
10. I would welcome the LPA's views on questions 5 and 7.
11. Does the LPA request ecological surveys and archaeological surveys on all planning applications for the conversion of rural buildings elsewhere in the district?

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