

## Proposal for modification of Thurlestone Parish Neighbourhood Plan

1. The Thurlestone Parish neighbourhood area lies within the area of the LPA, South Hams District Council.
2. Thurlestone Parish Council, being a qualifying body for the purposes of the neighbourhood planning, is entitled to submit a proposal to the LPA for the modification of the Thurlestone Parish Neighbourhood Plan (the Plan) to clarify and enhance a policy in the Plan by including a reference to a supporting document.
3. (a) The relevant policy is Policy TP4.1 of the Plan and the proposed modification is shown below using track changes.

### POLICY TP4 – OPEN MARKET HOUSING

1. Proposals for open market housing within the settlement boundaries designated in this Plan will be supported as infill (including reuse of previously developed land) provided the proposal meets the requirements of Policy TP1 and the following criteria:
  - i. comprises a small-scale scheme of up to 5 dwellings, or individual plots, of a size, type and tenure that reflects clearly identified local housing needs;
  - ii. each dwelling is subject to a principal residence requirement (in accordance with Policy TP6-; and
  - iii. the size of each dwelling shall take into account and justify any departure from the technical requirements for a 2 or 3 bedroom dwelling set out in the Department for Communities and Local Government’s Technical housing standards – nationally described space standard of March 2015 (and any revisions thereof).
2. Proposals for open market housing on land adjoining the settlement boundaries designated in this Plan (apart from as part of a rural exception site where the market housing is required to cross subsidise the affordable housing scheme), including agricultural or amenity land, and in the open countryside within the South Devon AONB, Heritage Coast and Undeveloped Coast will not be supported.

‘Identified local housing needs’ means in accordance with findings of the Council’s Housing Needs Survey Report of June 2016 (and any revisions thereof).

(b) The reason for the modification is to clarify and enhance an existing policy in the Plan. The omission of any space requirements for 2 and 3 bedroom dwellings in Policy TP4.1 was raised by the Head of Development Management Practice at a meeting of the Development Control Committee on 15 March 2023, when the size of a new 3 bedroom dwelling (under application reference 4118/22/FUL) was given detailed

consideration. The proposed modification seeks to address this shortcoming by including the supporting document – the Department for Communities and Local Government’s Technical housing standards- nationally described space standard of March 2015 – in the Plan. The Council’s Housing Needs Survey Report of June 2016 identified a need for more 2 and 3 bedroom properties for younger working people at an affordable price and prevent the further migration of local people out of the parish in search of cheaper housing. The modification will therefore provide the necessary clarification of the space standard for 2 and 3 bedroom dwellings to ensure Policy TP4.1 is satisfied.

4. This modification is a minor (non-material) modification, for the purposes of Section 4 and Schedule A2 of the Neighbourhood Planning Act 2017<sup>1</sup> and does not materially affect the policies in the Plan but clarifies and enhances Policy TP4. Neighbourhood Planning Guidance advises an LPA may make such updates at any time, only with the consent of the qualifying body. Consultation, examination and referendum are not required<sup>2</sup>.
5. Accordingly, it is requested that SHDC agree the proposed modification of Policy TP4.1 of the Thurlestone Parish Neighbourhood Plan for the purpose of clarifying and enhancing the policy in the Plan to assist with the determination of planning applications.

Thurlestone Parish Council  
October 2023

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<sup>1</sup> <http://www.legislation.gov.uk/ukpga/2017/20/section/4/enacted>  
<http://www.legislation.gov.uk/ukpga/2017/20/schedule/1/enacted>

<sup>2</sup> <https://www.gov.uk/guidance/neighbourhood-planning--2#updating-neighbourhood-plan>