

NEIGHBOURHOOD PLAN UPDATE



My last Update for the August issue reported that the first draft of our Neighbourhood Plan had been submitted to an Independent Examiner for a **Healthcheck**. The purpose of the Healthcheck was to ensure that the Draft Plan would satisfy the four basic conditions prescribed by the Neighbourhood Planning Regulations.

The Examiner's comments were implemented and the amended Draft returned for her final approval in the form of a Healthcheck Report which has now been received.

At the Steering Group meeting on 30th August we had the excitement of having our Project Director Sue Crowther present the amended Draft Plan. Running to some 87 pages without yet including all of the supporting maps, photographs and graphics it is a work of meticulous scholarship.

It was my pleasurable duty to congratulate her on a magnificent achievement.

Members of the Steering Group contributed their comments some of substance and some merely grammatical.

I was able to announce at the Parish Council meeting on 4th September that the **Pre-submission Consultation Draft Plan** would be posted on the Parish Website on Friday 15th September as the start of the Parish Consultation period running from that date until 5pm on Friday 27th October.

The Draft Plan now runs to 110 pages but, despite its length, is very well illustrated and readable and, bearing in mind its importance to the future development of the Parish, I do earnestly recommend everyone to make the effort to visit the Parish Website at < www.thurlestoneparish.co.uk > and read it.

The purpose of the Consultation is of course to invite comments (hopefully constructive) and an online Comments Form for this purpose will be found on the Website.

There are also two short documents that I would urge you to read before reading the Draft Plan. These are the **Plan Overview** and **Summary of the Draft Policies** which are reproduced in this issue of Village Voice.

For those who find it difficult to go on the Parish Website paper copies of the Draft Plan will be available for people to read at four **Consultation Sessions** which will be held at the Parish Hall between 10am and midday on Saturday 30th September and for the next three Saturdays on 7th, 14th and 21st October. Paper copies of the Comments Forms will be available and members of the Steering Group will be on hand at these sessions to give any assistance that is required. Secure ballot boxes are located in the two village shops for completed Comments Forms.

Paper copies of the Draft Plan can also be obtained by contacting the following members of the Steering Group:

Tony Goddard (Bantham) 560327

Gary Luddington (Buckland) 560287

Sue Crowther (Thurlestone) 560098

A copy of the Draft Plan has also been circulated to numerous statutory consultation bodies whose interests may be affected by the Plan as well as to people who work or run businesses in the Parish, landowners and developers, and adjoining Parish Councils, for their comments.

During this Consultation Period further documents will be prepared which will be lodged with the Draft Plan when it is submitted to the District Council. These include a **Conditions Statement**, a **Consultation Statement** and the **Evidence Base** upon which the Plan's proposed Policies are based.

At the end of the Consultation Period, all Comments that have been made will be considered by the Steering Group and may be used to amend the Plan. A Schedule of Comments and how they have been considered will be included in the Consultation Statement.

As reported in previous issues, **South Hams District Council** then have six weeks to publicise the Submission version of the Neighbourhood Plan. This will include notifying the same individuals and organisations referred to in the Parish Consultation and any further comments they may raise will be dealt with as part of the Independent Examination.

Once the District Council is satisfied that the Draft Plan complies with all the relevant statutory requirements, it will then submit the Draft Plan and its supporting documentation to an Independent Examiner who will decide whether or not the Plan can proceed to a **Referendum** in the Parish. The Referendum will be organised by the District Council.

Tony Goddard
Steering Group Chairman

THURLESTONE PARISH NEIGHBOURHOOD PLAN OVERVIEW

This draft Plan has been produced by members of our community who have volunteered their time in response to the government's Localism Act 2011 which gives communities direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. The Plan is based on information gathered over the past two years from conducting surveys and meetings across a wide spectrum of the community.

The Plan focuses on 29 policies identified by the prefix "TP" which denotes Thurlestone Parish. These policies will have legal weight once the Plan has been made (adopted) and will become part of the development plan used to decide all planning applications within the parish. They must be taken into account by the local planning authority, South Hams District Council. Our own parish council must also use these policies to support their comments on all planning applications.

The Structure of the Plan

The Plan is set out in 9 sections with Appendices.

Sections 1 and 2 cover the aim and purpose of the Plan. They explain how the community's Vision - which received overwhelming support in the responses to the Questionnaire - will be delivered. Sections 3-9 cover the individual topics: Housing, Local Economy, Wellbeing, Heritage, Environment, Infrastructure and Resources.

Each section starts with objectives (in green boxes), the background to that section, the planning context and policies (in blue boxes). Each policy is followed by the justification for that policy and the relevant higher-level policies and material considerations, which include the National Planning Policy Framework. A summary of the policies is available on the parish website at <http://www.thurlestoneparish.co.uk/pre-submission-consultation> and at the advertised consultation sessions.

Your comments

Please note that this Plan is a working document for use by planning officers, district and parish councillors, landowners, developers and residents, planning inspectors and the Court. It is not an anti-development Plan - on the contrary, it supports the right type of development in the right places. It is therefore important that your comments are positive and constructive.

Next steps

Following on from this consultation and taking into account all the comments received, the Plan will be submitted to South Hams District Council which - following their own six-week public consultation - will submit it to an independent examiner. It will then be for the examiner to decide whether the Plan can proceed to a local referendum.

THURLESTONE PARISH NEIGHBOURHOOD PLAN

A SUMMARY OF THE DRAFT POLICIES

Please note that all policies are subject to specific criteria that take into account local circumstances, specifically, the South Devon AONB, the Heritage Coast and the Undeveloped Coast.

- TP1** All proposals must meet certain general development principles relating to residential amenity, design, infrastructure, dark skies, the natural environment, historic environment and traffic impact.
- TP2** Settlement boundaries are designated for Buckland and Bantham, and the Thurlestone settlement boundary has been updated.
- TP3** Affordable housing will be supported as infill within the designated settlement boundaries and on sites that would not normally be used for housing if it meets clearly identified local housing needs.
- TP4** Open market housing will be supported as infill within the designated settlement boundaries if it reflects clearly identified local housing needs but will be restricted elsewhere.
- TP5** The reuse of farm and rural buildings for residential purposes will be supported if they are no longer viable for agricultural or any other economic use.
- TP6** All new open market housing (excluding replacement dwellings) will be subject to a principal residence requirement.
- TP7** Replacement dwellings and extensions must meet certain criteria.
- TP8** Economic development will be supported, including homeworking and flexible working practices.
- TP9** The expansion of existing shops, cafes and restaurants, B&Bs, hotels and pubs will be supported.
- TP10** New premises for cafes and restaurants, arts and crafts workshops, farm and surf/water sports shops will be supported.
- TP11** The expansion of existing caravan and camp sites where there is a proven need will be supported but not new caravan, camp and chalet sites.
- TP12** A new business hub with shared facilities for small businesses will be supported.
- TP13** New small-scale marine-related workshops will be supported.

A SUMMARY OF THE DRAFT POLICIES (contd)

- TP14** More storage space for local business or commercial use will be supported but not the loss of storage space.
- TP15** The conversion of farm and rural buildings for local business, commercial or storage purposes will be supported.
- TP16** The loss of employment land, business and commercial premises will be restricted.
- TP17** New footpaths and cycle tracks will be supported.
- TP18** More play areas and youth facilities for recreational and sports purposes will be supported but not on or within the immediate vicinity of any of the beaches.
- TP19** More open space, sport and recreational use of land will be supported where there is a proven demand.
- TP20** The loss of open space, sport and recreation land and facilities will be restricted.
- TP21** Locally significant heritage assets that have no statutory protection will be conserved and enhanced.
- TP22** Strict criteria will govern the natural environment, including the protection of long uninterrupted views, woodland and wildlife.
- TP23** The management of coastal erosion and dune preservation will be supported.
- TP24** Community WiFi will be supported.
- TP25** A new car park on a greenfield site for any of the villages will be supported.
- TP26** An air ambulance night landing site will be supported.
- TP27** Solar panels and arrays on or close to farm buildings will be supported but not in the open countryside unless their impacts are addressed.
- TP28** Wind turbines will only be supported where they are on or close to farm buildings and have community support.
- TP29** A small-scale community heating scheme for Thurlestone will be supported dependent on its feasibility.