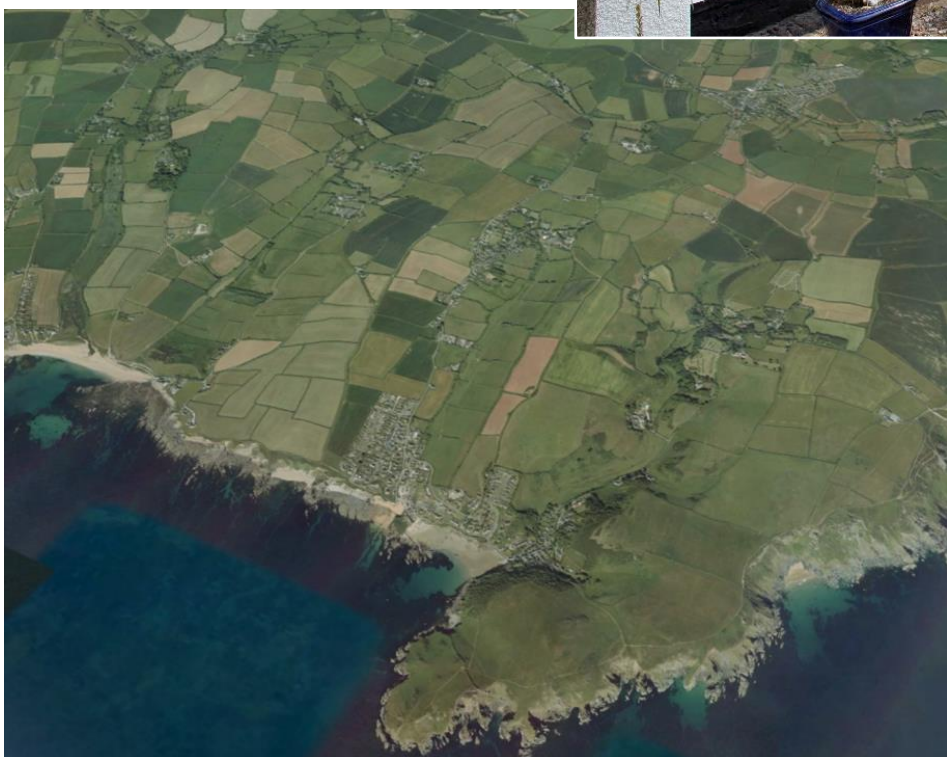


# South Huish Neighbourhood Development Plan Consultation Statement



Final Issue  
February 2020

## **South Huish Neighbourhood Development Plan Consultation Statement**

### **1. Introduction**

1.1 This Consultation Statement has been prepared by South Huish Parish Council to accompany the submission to the Local Planning Authority South Hams District Council of the South Huish Neighbourhood Development Plan (The Neighbourhood Plan or Plan). The document has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012. Section 15(2). Part 5 of the regulations outlines what the statement should contain:

- Details of the persons and bodies who were consulted about the Plan;
- Explain how they were consulted;
- Summarise the main issues and concerns raised by the persons consulted;
- Explain how these issues and concerns have been considered and where relevant addressed.

1.2 The statement is divided into consultation and community engagement building up to the preparation and issue of the pre-submission draft Plan (Regulation 14) and subsequently the consultation and statutory engagement during and after the pre-submission consultation in December 2019 to February 2020.

1.3 The idea to prepare a Neighbourhood Plan for South Huish was first put forward to the Parish Council in September 2014. With support from the community a steering group was formed and a series of engagement events were planned to identify the issues, consider proposals and policies to be incorporated in the plan. This plan has only been possible with considerable volunteer support, with over 20 local residents participating in meetings, steering groups and internet based discussions. Since 2018 a consultant was employed to help finalise the plan and supplement this volunteer effort.

1.4 The approach to the engagement process was to involve as many of the community as possible through a series of public and open meetings and events at key stages of the Plan's development. A variety of approaches were used to communicate the emerging ideas and plan; there were more formal events, drop ins, mail drops, and newsletters. The Parish website has been used throughout the development of the plan and the consultation process to publicise events and encourage feedback.

### **2. Consultation to prepare the Pre-Submission Draft of the Neighbourhood Plan for South Huish**

2.1 Following an initial meeting organised by the Parish Council on 21<sup>st</sup> January 2015 in the Methodist Chapel and a second on 8<sup>th</sup> April in the Fisherman's Reading Room with between 6 and 10 attendees it was decided to proceed with a Neighbourhood Plan and form a Steering Group.

2.2 Phase I of the process comprised;

- the setting up of a Steering Group (SG) to manage the NDP process;
- engagement with the public through an exploratory questionnaire presented at a public event;
- Reports giving initial feedback and inviting more comments.

2.3 A vision statement emerged from the community meetings and the draft version was presented by the steering group to a community workshop in February 2019. With minor amendments this draft remains the Vision for the Plan.

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2.4 An exploratory questionnaire was tabled at a full day event on Wednesday 19th August 2015 . It was held outside the Hope and Anchor whereby anyone could write a comment on a 'post-it-note'. The results provided a rich database of information on the issues that face the community of South Huish and some suggestions about possible solutions to these, and to the challenges ahead. A copy of the questions in the form of a poster and flyer is included as Appendix C1. The community raised concerns about the environment, loss of hotels, employment, leisure/ beaches, housing, parking, job opportunities and employment space.

2.5 There were approximately 105 responses from 50 individuals to the survey from residents (80 responses) , second/ holiday home owners(14) and visitors (13) . The responses and the issues raised are included as Appendix C2. The themes and topics raised informed the key themes of the emerging NDP.

2.6 In 2016 following feedback from the initial exploratory survey the Steering Group launched three further important surveys:

- A housing needs survey so that they could truly understand the requirement for housing of all types.
- A full resident's survey asking for the community's more detailed views on specific issues, themes and policy areas which would form the basis of the Plan.
- A survey of the local businesses.

2.7 The Housing Needs Survey was issued in July 2016 and returned in September 2017 , a summary of the results is included in Appendix C3

2.8 A total of 672 community questionnaires were distributed and 254 or 38% were returned of which 164 were permanent residents and 90 were from second/holiday home owners. The survey questions are included as Appendix C4 and a summary of all the responses is included in Appendix C5 (as summary tables) and Appendix C6 with all the text responses.

2.9 A local business survey was distributed to all the businesses in the parish. There were 10 responses, this is 21% of all the businesses in the Parish (See Plan Appendix B11) A copy of the survey questions is included in Appendix C7 and the results presented in tabular form in Appendix C8.

2.10 Between formal consultations the community were kept up to date on progress of the Plan through the bi-monthly South Huish Parish Magazine, Parish Council meetings and Parish website updates. The Neighbourhood Plan has been an agenda item on the Parish Council and their public forum for every meeting since 2014.

2.11 A facilitated workshop held with the community in February 2019 at the 'Cove' presented a set of material for discussion and validation by the community. Approximately 30 members of the community attended. The material presented included; a SWOT analysis based on the survey responses and a set of draft Themes, Aims and Objectives. The group were also asked to discuss and map settlement boundaries for Hope Cove and Galmpton and map locally important views. All the feedback from the event was used to inform the draft plan.

2.12 The following timeline summarises the engagement process, the events and decision points:

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| Date                          | Activity  |
|-------------------------------|---|
| April 2015                    | South Huish Parish Council resolved to prepare a Neighbourhood Plan   |
| June 2015                     | Neighbourhood Plan Group (NPG) formed   |
| August 2015                   | Preliminary survey of community issues  |
| January 2016                  | Neighbourhood Plan area designated  |
| July 2016                     | Community survey issued   |
| September 2016                | Community consultation reported   |
| October 2016                  | Draft Vision prepared   |
| April 2017                    | Housing Needs Survey Issued   |
| July 2017                     | Housing Needs Survey Report   |
| August 2017                   | Local Business Survey   |
| November 2018                 | Consultant appointed to assist in the delivery of the Neighbourhood Plan  |
| January 2019                  | Briefing to South Huish Parish Council  |
| January 2019                  | Parish walkabout with members of the Parish Council and NPG   |
| February 2019                 | Plan workshop with the community  |
| February 2019                 | Meeting with harbour users and Commissioners  |
| March 2019                    | Draft plan produced and issued for informal comment to SHDC Officers, local member, AONB Unit and Harbour Master. |
| December 2019 to January 2020 | Regulation 14 Pre-submission consultation   |

**Figure 1 Community engagement timeline up to the Pre-Submission Draft.**

2.13 As part of the questionnaire issued to the community in July 2016 a series of issues and questions were presented. There were 254 responses, and these gave a very strong steer to the content of emerging policies:

2.14 The themes and the objectives of the Plan have been taken directly from the views and wishes expressed by the community in the survey. The policies of the Plan have been developed with the steering group. To help refine the policies a community workshop was held in February 2019 and further one on one consultation has been carried out with land owners, officers of South Hams District Council, and the Harbour Commissioners .

### **3 Consultation period for the Pre Submission Draft of the Neighbourhood Plan**

3.1 The consultation period opened on 2<sup>nd</sup> December 2019 and ran for a period of 6 full weeks closing on 20<sup>th</sup> January. The consultation included a range of activities summarised in the table below.

| Date   | Activity   |
|--|--|
| <b>2nd December 2019 to 20<sup>th</sup> January 2020</b> | Draft plan issued by the Parish Council for 6 weeks (minimum) public consultation  |
|  | Letter promoting the plan was delivered to every household and posted to land owners and a list of statutory consultees provided by South Hams District Council were emailed included in the Appendix. |
|  | Hard copies of the draft plan available for viewing during the period at accessible venues in the Parish including the Fisherman's Rest Room, Village Hall and the Cove bar and restaurant.            |

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|   |  |
|---|--|
| 4 <sup>th</sup> and 9 <sup>th</sup> December 2019 and 16 <sup>th</sup> January 2020 | Documents and supporting evidence was available for viewing online at <a href="http://www.southhuish-pc.org.uk">http://www.southhuish-pc.org.uk</a><br>Drop in sessions at the Fisherman's Rest Room Inner Hope and the Parish Hall, Galmpton to receive and respond to queries and comments . |
| 6 <sup>th</sup> February 2020   | Steering Group reviewed comments and considered action to be taken   |
| February 2020   | Edits and revisions made to the Plan and subject to review by the Steering Group   |
| March 2020  | Proposed submission of the Neighbourhood Plan and supporting evidence recommended for adoption by the Parish Council   |
| March 2020  | Plan submitted to South Hams District Council with Basic Conditions Statement, Map of the Area and Statement of Consultation.  |

**Figure 2 Community engagement timeline after the issue of the Pre-Submission Draft.**

### **4. People and bodies consulted in the preparation of the Plan**

4.1 Statutory consultees and landowners were written to either by post or email. A copy of the letter sent to each body is included in Appendix C9.

4.2 A list of bodies consulted is included in Appendix C10 to this report, it covers:

- The statutory Consultation bodies;
- Other local groups and organisations;
- Land owners affected by the Plan.

4.3 Landowners of the proposed Local Green Spaces and Non Designated Local Heritage Assets were also notified of the proposal to designate their land.

4.4 Three face to face drop in events were held over the consultation period at the Fisherman's Rest Room and Galmpton Village Hall.

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### 5. Feedback and responses received for the Pre-Submission Draft

5.1 Responses to the draft plan were requested in writing either online using the website or by post to the Town Council. In addition at the drop in events those visiting were encouraged to complete the response forms.

5.2 A summary of the issues and concerns raised by the draft plan are included below.

| Themes                                   | Policies  | Key issues and concerns raised  | How the issues have been addressed   |
|--|---|---|--|
| 1. Local Economy – business, and tourism | SH EC 1 Tourism related employment and retention of hotels                            | General support and no issues raised  | No change  |
|  | SH EC 2 Local Rural Employment  | General support and no issues raised  | No change  |
| 2. Natural environment                   | SH Env 1 Settlement Boundaries and avoidance of coalescence                           | General support but concerns raised on positions of boundaries in Hope Cove and Galmpton and by SHDC on the need for a boundary in Galmpton | Further discussion with SHDC on the principles and details .Boundaries reviewed for Hope Cove and Galmpton and further supporting text added |
|  | SH Env 2 Impact on the South Devon Area of Outstanding Natural Beauty                 | General support but concerns raised by SHDC over additional appraisals required   | Text revised and appraisals requirement removed.   |
|  | SH Env 3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish | General support but concerns by SHDC over the requirement for a statement   | Text revised and requirement for a statement changed   |
|  | SH Env 4 Local Green Spaces   | Support for the policy but specific objections on 3 designations  | Designations revised and LGS 1 and 3 removed and LGS5 reduced in size.   |
|  | SH Env 5 Locally Important Views  | General support with an additional view requested in Hope Cove and objection to view 4 and comment on view 3                                | Views revised  |
|  | SH Env 6 Encouraging renewable energy and low carbon development                      | General support   | No changes   |
|  | SH Env 7 Reduction of existing flood risk   | General support however DCC suggested alternative text and more clarity defining responsibilities   | Text revised, and ‘aspirational’ removed   |
|  | SH Env 8 Drainage Impact  | General support however DCC suggested alternative text and SHDC requested removal of the requirement for an appraisal                       | Text revised   |
|  | SH Env 9 Dark Skies and the avoidance of light pollution                              | General support   | No changes   |



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|   |  |   |  |
|---|--|---|--|
| 3.Housing and homes                       | <b>SH H1</b> Affordable Housing  | General support but more emphasis on young families, starter homes, self-build and inclusion of high speed digital connection. SHDC suggested text changes and requested deletion of superfluous clauses. | Text revised   |
|   | <b>SH H2</b> Principal Residence                                       | One objection but general support   | No change  |
|   | <b>SH H3</b> Exception Sites outside the settlement boundary           | General support   | Minor text change  |
| 4.Transport, roads and movement           | <b>SH T1</b> Traffic Calming in South Huish                            | General support. But concerns raised by SHDC over the aspiration nature of the policy   | Aspirational clauses moved to supporting text. Remaining focussed Policy given new title 'Traffic Calming' |
|   | <b>SH T2</b> Car Parking   | General support with additional text requested by DCC   | Text revised   |
|   | <b>SH T3</b> Footpaths and cycleways                                   | General support with additional text requested by DCC   | Text revised   |
| 5.Health and well-being                   | <b>SH HW 1</b> Community Facilities                                    | General support   | No changes   |
|   | <b>SH HW 2</b> Local shops and Services                                | General support   | No changes   |
| 6.Historic built environment and heritage | <b>SH HBE 1</b> Non-Designated Heritage Assets                         | General support but objection raised on the inclusion of the Wash House and additional NDHAs requested and text changes   | List of NDHAs/ LHAs revised  |
|   | <b>SH HBE 2</b> Safeguarding Heritage Assets and the Conservation Area | General support   | No changes   |
|   | <b>SH HBE 3</b> Design Quality within the Parish                       | General support with minor additions requested and additional information from the Devon and Cornwall Constabulary  | Text revised   |
| 7.Education and training                  | <b>SH ED 1</b> Promotion of local skills                               | General support   | No changes   |

5.3 A more detailed record of all the formal responses to the Pre-Submission Draft Plan together with the Steering Group's response is included in Appendix C11.

5.4 An annotated version of the Neighbourhood Plan document highlighting the differences between the Submission version and the Pre-Submission Draft is available for inspection in the Evidence Base.

## South Huish Neighbourhood Development Plan Consultation Statement

### 6. Evidence and Appendix Summary.

| Consultation Statement Evidence  | Appendix no. | Web link  |
|--|--------------|---|
| South Huish Exploratory Survey questions August 2015   | C1           | <p>All appendices listed here can be found on the Parish website and by clicking the following link;</p> <p><a href="http://www.southhuish-pc.org.uk/community/south-huish-parish-council-7962/neighbourhood-plan">http://www.southhuish-pc.org.uk/community/south-huish-parish-council-7962/neighbourhood-plan</a></p> |
| South Huish Exploratory Survey responses 2015  | C2           |   |
| South Huish Housing Needs Survey   | C3           |   |
| South Huish Neighbourhood Development Plan: Community Survey questionnaire July to Sept 2016                       | C4           |   |
| Survey results summary in tables Sept 2016   | C5           |   |
| Survey text responses Sept 2016  | C6           |   |
| Business Needs Survey Questionnaire  | C7           |   |
| Business Survey Results  | C8           |   |
| Typical Letter of December 2019 inviting representations on the Pre-submission Draft (Regulation 14) consultation. | C9           |   |
| List of Consultees invited to respond to the Pre-Submission Consultation   | C10          |   |
| Record of the responses to the pre-submission consultation   | C11          |   |
|  |              |   |