



2019 to 2034

South Huish Neighbourhood Development Plan



Referendum Version

October 2020

Table of Contents	Page
List of figures	3
Foreword	4
1. Introduction	6
2. Key themes, priorities and objectives	9
3. Why we need a Neighbourhood Plan	12
4. How the Plan was prepared	13
5. South Huish Parish, its role, key facts and issues	19
6. Proposed Policies	33
7. A sustainable South Huish and delivery plan	64
8. What happens next?	65
List of Acronyms/glossary	66
Appendices and Background Evidence Base	67

List of Figures

1. South Huish Parish and Neighbourhood Plan area
2. Summary of local designations
3. Nearby parishes providing local services
4. The AONB and Heritage Coast
5. Devon Undeveloped Coast
6. Devon Landscape Character Assessment
7. Inner Hope Conservation Area
8. Listed Buildings in the Parish
9. Population of South Huish
10. Population graph
11. Statutory wildlife sites
12. Non-statutory sites
13. South West Nature Map
14. Proposed settlement boundary for Hope Cove
15. Proposed settlement boundary for Galmpton
16. Local Green Space
17. Locally Important views
18. Flood risk areas
19. Public rights of way and footpath network
20. Community facilities in the Parish
21. Local heritage assets

Foreword

Here is the plan for the future of South Huish. This is a community led plan produced on behalf of the Parish Council that has been run and steered by parishioners. We have been very fortunate to have engaged the services of Peter Sandover of Sandover Associates. Peter has worked closely with the forum and the outcome has been a Neighbourhood Plan containing excellent local knowledge about our Parish and its people. The process of collecting such a wide variety of evidence has led to everyone becoming better aware of the community and local aspirations. It has been an interesting journey from an opportunity offered in the government's Localism agenda in early 2011 to this full-scale consultation. The aim was to prepare a plan that would deliver the long-term goal of a balanced and vibrant Parish.

Since 2015 public meetings have been held to ask for the views of you, the residents, and other stakeholders. Groups and businesses with an interest in South Huish have also been involved. We (the Neighbourhood Plan forum) have tried to keep in contact with everyone through the Parish Newsletter, the website, notices, social media outlets and at our public meetings and drop in sessions.

The Neighbourhood Plan, has been achieved thanks to the enthusiasm of the members of the forum and to you, South Huish's Parishioners who gave us the information on which to base proposals. We have also had excellent support and advice from officers at South Hams District Council for which we are grateful. At this final stage you are now invited to vote on the version that has passed an independent examination.

We want to see South Huish develop and prosper, we want a balanced community and we want to see our Plan direct and secure our Parish's potential. We may not be able to deliver everything you have asked for - please remember that we must comply with both National and Local Planning Policies, but we will try to ensure all that is special about South Huish is both protected and retained.

The Plan's focus is on land use policies and must generally conform to the Local Plan, and there is a presumption in favour of sustainable development. The Plan reflects the priorities expressed by the community through surveys and meetings these include;

- There should be limited change;
- Safeguarding the local economy and tourist industry;
- Respecting the unique setting and qualities of the parish within the South Devon
- AONB;
- Acknowledging the limited capacity of the local infrastructure;
- Low cost housing responding to local needs;
- Addressing the seasonal traffic congestion;
- A healthy environment to live, work and visit;
- Respecting the historic environment of buildings and landscape of the parish
- Opportunities for young people to train and stay in the Parish.

There is a policy on Principal Residence that will apply to all new market housing; the aim is to help redress the balance between first and second home ownership and help local people purchase a home in the Parish. You should not think that such a policy is against second home owners. Those who have second homes in the Parish play an essential role supporting the social fabric of the Parish and the local economy and we hope this will continue.

South Huish Neighbourhood Plan

Ultimately you, the residents, will vote to decide if you want the Neighbourhood Plan to be adopted. It's your Neighbourhood Plan, agreed and developed thanks to your input, if the Plan is adopted you will have played an important role in both the development and the preservation of South Huish.

Once adopted, the Neighbourhood Plan will become a statutory plan with significant weight and a material consideration on all future planning applications. Please help us to shape the future of the parish of South Huish.

Cllr. Jo Hocking
Chair of the South Huish Neighbourhood Plan Forum
Chair of South Huish Parish Council



Outer Hope from Inner Hope

1.0 Introduction and a vision for South Huish

1.1 The Parish of South Huish comprising Inner and Outer Hope Cove, South Huish and Galmpton is a coastal community that lies at the centre of the South Devon Area of Outstanding Natural Beauty (AONB) – one of Britain’s finest protected landscapes loved for its rugged cliffs, inspiring coastal foot paths linking sandy coves, rolling hills and peaceful countryside and picturesque villages. This community has been forged through farming and links to the sea, stretching back to the Pre-Historic period. South Huish was first recorded as Heuis in the Domesday Survey of 1086. Various forms of Huish were later recorded, but by 1302 the more familiar sounding name Suthhywish was recorded in the Assize Rolls. The parish has evolved, into the 21st Century with the local economy diversifying, most notably, into tourism and development of holiday homes both motivated by our idyllic landscape and villages.

1.2 This Plan has been prepared and led by South Huish residents, and representatives of the community. Feedback from local residents, landowners, statutory consultees has been sought and acted upon in the final version. The whole parish of South Huish was formally designated as a Neighbourhood Area through an application made on 18th December 2015 under the Neighbourhood Planning Regulations 2012 (Part 2) and approved by South Hams District Council on 21st January 2016.

1.3 A Neighbourhood Plan (officially called a Neighbourhood Development Plan) is a new way of helping local communities like South Huish to guide and influence the future development and growth of the area in which they live and work, and were introduced by the Localism Act (2011).

1.4 The area covered by the Plan is South Huish parish and illustrated in Figure 1. The Plan will run until 2034, in parallel with the adopted Plymouth and South West Devon Joint Local Plan.

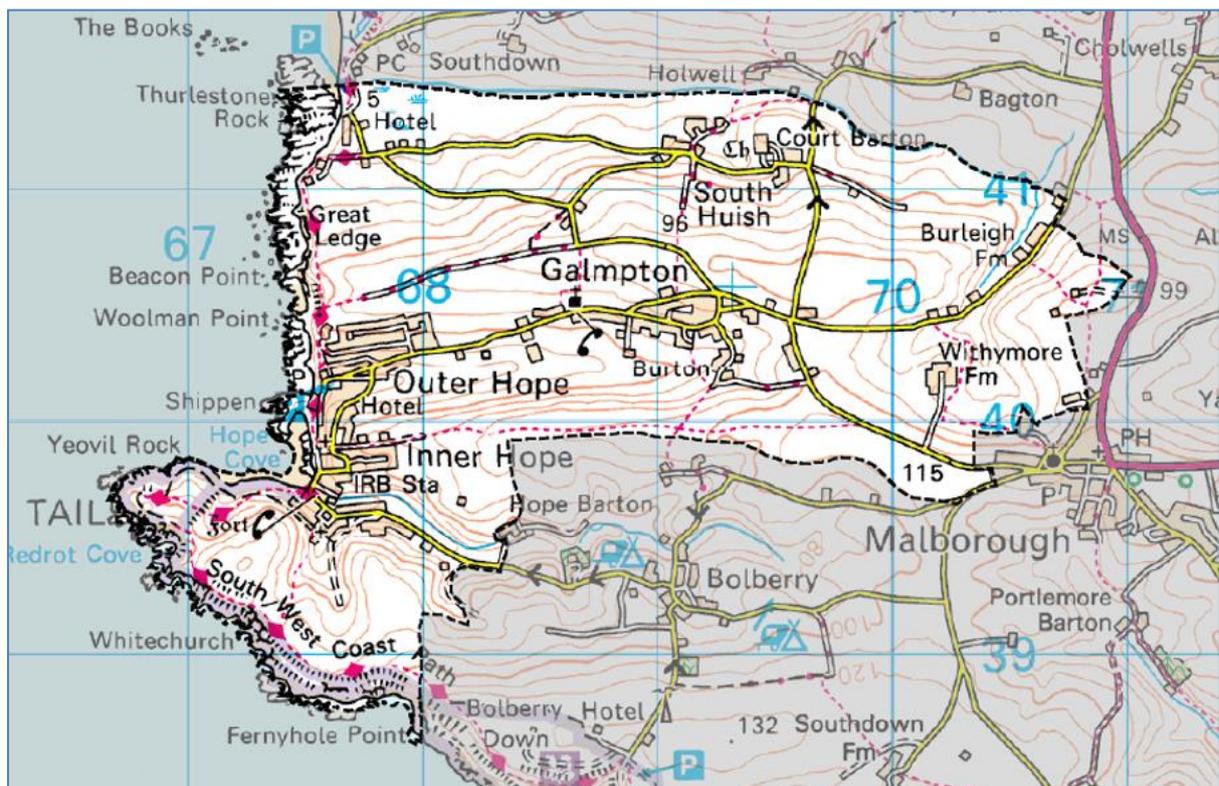


Figure 1 South Huish Parish and the Neighbourhood Plan area

1.5 A considerable body of evidence has been sourced and collated during the production of the Plan. The background data on which the Plan is based is included in the Appendices.

1.6 This document is the referendum version of the Plan. It follows two periods of public consultation and any resultant revisions. The amended Plan has been sent to an independent examiner to review, it is considered sound subject to amendments and can go to a referendum. Those living within the designated Parish of South Huish and on the electoral role will now get the opportunity to vote for whether or not the Plan should be adopted. If successful at a local referendum the Plan will then form part of the Development Plan of the South Hams area (The Joint Local Plan). This statutory status gives a Neighbourhood Development Plan far more weight than some other community planning documents, such as parish plans, community plans and village design statements. As a formal planning document it can be used in determining planning applications.

1.7 A Formal 'Consultation Statement' and 'Basic Conditions Statement' has been submitted to South Hams District Council and thence to the Examiner alongside this Plan.

1.8 South Hams District Council have carried out a Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) screening on the Pre-submission Plan.

1.9 A Vision for South Huish

At the early stages of the Neighbourhood Planning Process the Steering Group drafted a vision for the Parish and Plan; this was revised through a facilitated community event. The following version was subsequently adopted:

A Vision for South Huish
The parish and each individual settlement lie within the South Devon Area of Outstanding Natural Beauty. Our vision sets out to respect this natural setting, the environment, its ecology, history and people. There should be limited change, new development must promote design quality, and be sensitive to the delicate balance between the needs of local residents, businesses and visitors. Our aim is to promote a thriving, sustainable, safe, viable, vital and close knit parish which has more control over future change.



Nursery Group Inner Hope



Hope Cove

2.0 Key themes, priorities and objectives

2.1 In this section we outline the key themes that underpin the vision for South Huish. These have been determined through community surveys and consultation events. The priorities, aims and objectives derived from these are also informed by an assessment of the strengths and weaknesses, opportunities and threats (SWOT) to the future sustainability of South Huish Parish. The SWOT summarised below was produced at a community workshop in February 2019 and developed from the community survey responses carried out in 2016.

Strengths good things about the Parish	Weaknesses negative things
<ul style="list-style-type: none"> • Within the AONB • Natural setting of 3 valleys • Wonderful place to stay • Old school charm • The beaches • Tourism • The Community and community spirit and local friends network (very welcoming) • The lifeboat and the community around it • Farming, and land for food production • Fishing and a traditional fishing village at Hope • A sailing and small leisure craft destination • Family friendly • Local hostelrys • Local businesses not apartments • Sustainable businesses • Footpaths and green lanes • SW Coastal Path/cliff walks • Stunning views and scenery • The countryside • Green spaces, Meadow View, West View and Hope Cove. • Churches • Village Hall and Fishermen’s Reading Room • Minimum street lighting and light pollution 	<ul style="list-style-type: none"> • Over development of certain areas • Ageing population • No medical services in the parish • No support for locals from SHDC (planning and other services) • Poor/no mobile signal and broadband • Predominance of holiday homes • Lack of affordable housing especially for young people • Insufficient public transport • Lack of car parking • Roads too busy • Sewage system overloaded especially in summer • Insufficient play areas for children apart from the beaches • Limited beach area at high tide • Limited services to support visitors; • No showers by the beach • Too much self interest • Poor and insufficient public toilets (needed at Inner Hope) • Existing views not protected or respected • Car parking on New Road • Poor policing of parking restrictions, more yellow lines, particularly New Road, Hope Cove. • Lack of good hotels • Poor housing design out of keeping with the villages
Opportunities for the future	Threats to avoid
<ul style="list-style-type: none"> • Low cost housing for locals (small number 4-6) to buy or rent to attract young people to stay. • Restrict the no. of second homes • More permanent residents • Principle residence requirement • Tourism (better offer) • More jobs and support local businesses • Enhance the visual appearance of the villages • More for children • Play area in Hope Cove • Improve sewage capacity • More community life e.g. activities in the village hall and reading room • Control boats using the harbour- a boat lane • Support services to visitors • Better beach maintenance • Park and ride / seasonal parking solution supported by the community • Protect buildings of historic interest • Safeguard important green spaces • Settlement boundaries 	<ul style="list-style-type: none"> • Destruction and loss of green spaces • Loss of hotels • Flooding • Too many second homes (village dying) restrict numbers (50%) • SHDC insensitive to needs of locals & locals not valued • Loss of community spirit and heart • S106 monies leaving the Parish • Overloading the sewage system (esp. in summer and risks to beaches) • Developers taking over- too many storeys. • Increase in parking which would overload the village • Over development and expensive properties • Salcombe overspill and attitude (Salcombeisation) • Bus service declines further • Compromising the AONB and loss in character • Loss of dark skies (light pollution) • Erosion of coastline/ coast paths • Loss of sea defences and breakwater • Loss of Devon banks and hedges • Pollution of the beaches and coast • Development pressure on open spaces

2.2 Themes, Aims and Objectives

The themes, aims and objectives for the Plan set out in order of priority to the community are given below and provide the basis for developing the Plan’s policies and proposals.

THEMES	AIMS	OBJECTIVES and POLICY AREAS
Local Economy – business, and tourism	<ul style="list-style-type: none"> • Respect and promote the working environment- farming, fishing and tourism • Bring derelict barns and land back into use • Retain existing hotels • Attract more young people to work here • Better quality hotel /spa with access for residents • More water based leisure businesses • Good quality business accommodation/ units with fast broadband and mobile coverage • Facilities for business start ups • Diversification of farms and farmland • Employment units in keeping with local character and the AONB • Promote off season tourism • Promote home working 	<ul style="list-style-type: none"> • Measures to prevent loss of employment uses (especially tourism related resisted) • Conversion of redundant agricultural buildings for employment uses • Promotion of home working in residential development
Natural environment	<ul style="list-style-type: none"> • Safeguard the setting of Hope Cove, Galmpton and South Huish • Respect the AONB and the attractiveness of the natural environment , add extra protection • Protect biodiversity and indigenous species • Keep hedges, Devon banks and native trees • Do not over develop the countryside and open space • Improve and safeguard the sea defences and walls • Keep the coast path in good repair • Control light pollution • Prevent coalescence of the settlements • Sewage smells and flooding • Promote renewable energy- not wind, and solar should be on roofs 	<ul style="list-style-type: none"> • Settlement boundaries and avoid coalescence • Importance of and the impact on the AONB • Safeguarding the landscape character, biodiversity and Green Infrastructure of the Parish. • Maintaining the character and environmental quality of the coastline • Promote RE in the parish within constraints
Housing and homes	<ul style="list-style-type: none"> • Limited new housing to address local need only • No more holiday homes • New build affordable only • But don't be anti existing second homes • Low cost affordable homes • More homes for young families • Sheltered housing • Principle residence requirement • Infill sites identified 	<ul style="list-style-type: none"> • Principal residence requirement • Affordable/ low cost housing • Housing for the elderly • Starter Homes for young families • Exception sites

THEMES	AIMS	OBJECTIVES and POLICY AREAS
<p>Transport, roads and movement</p>	<ul style="list-style-type: none"> • More frequent bus service • Community bus • Transport for teenagers • More taxis • Inconsiderate car parking and insufficient spaces in the summer • Need another car park • Stop parking boats on the highway • Maintain and improve all public footpaths and bridleways • New circular cycling and walking routes connecting Malborough, Galmpton, Hope Cove, South Milton, Hope Barton and Bolberry • Improve route for cyclists to Kingsbridge and Salcombe • Better signage 	<ul style="list-style-type: none"> • Sustainable transport policy • Car parking for residents and visitors • Maintaining and developing footpaths and cycleways
<p>Health and well-being</p>	<ul style="list-style-type: none"> • More sports facilities • More activities in the village hall and reading room • Place for young people to meet • Play area in Hope Cove • More provision and consideration for the elderly • Address Isolation • Improved local shop and facilities (e.g. cash point) • Promote the mobile library • More community spirit • The lifeboat brings the community together • Shower near beach • Allotments in Galmpton • Doctor’s surgery/outreach/clinic • Landing spots for the Air Ambulance 	<ul style="list-style-type: none"> • New and improved built and open air community facilities • New play area for Hope Cove • Improved beach facilities including a shower at Outer Hope • Improved local shops and services
<p>Historic built environment and heritage</p>	<ul style="list-style-type: none"> • Respect the Inner Hope conservation area in future designs • A mix of traditional and contemporary homes (no tacky boxes) • Better quality building design • Protection of above and below ground designated and non-designated heritage assets 	<ul style="list-style-type: none"> • Design standards inside and outside of the Conservation Area • Promote high design quality in the built environment • Appropriate record of archaeological evidence that may be affected by development
<p>Education and training</p>	<ul style="list-style-type: none"> • Local training and traditional skills sharing 	<ul style="list-style-type: none"> • Promotion of rural and coastal skill development

3.0 Why we need a Neighbourhood Plan

What is a Neighbourhood Plan?

A Neighbourhood Plan (officially called a Neighbourhood Development Plan) is a way of helping local communities like South Huish guide and influence the future development and growth of the area in which they live and work.

3.1 A Neighbourhood Development Plan can....

- Develop a shared vision for our neighbourhood;
- Choose where new homes, shops, businesses and other development should be built;
- Identify and protect important local green spaces;
- Influence what new buildings should look like;
- Promote more development than is set out in the Joint Local Plan;
- Enhance the historic environment with heritage assets not previously recorded.

3.2 A Neighbourhood Development Plan cannot...

- Conflict with the strategic policies in the Joint Local Plan prepared by SHDC;
- Be used to prevent development that is included in the Joint Local Plan;
- Be prepared by a body other than a parish or town council or a neighbourhood forum.

Planning Context

3.3 Neighbourhood Plans are required to be in general conformity with the National Planning Policy Framework (NPPF) 2019 and the strategic policies of the Local Plan. The planning policies for the South Hams District are set out in the Joint Local Plan (JLP) for Plymouth and South West Devon. The JLP was adopted in March 2019.

3.4 In addition the previously adopted Development Plan documents helped to inform this Neighbourhood Plan;

- South Hams Local Development Framework Core Strategy (2006)
- South Hams Rural Areas Site Allocations Development Plan Document (DPD) 2011
- 'Saved' policies from the South Hams Local Plan (1996)

3.5 The Neighbourhood Plan must also be in conformity with EU legislation on strategic environmental assessment and habitat regulations, and with national policy. It takes into account the provisions of the National Planning Policy Framework (NPPF).

3.6 The NPPF provides specific guidance for those preparing Neighbourhood Plans that include AONBs. This includes;

- the presence of AONBs can restrict development in order to help achieve sustainable development;
- 'great weight' should be given to conserving their landscape and scenic beauty;
- AONBs have the highest status of protection in relation to landscape and scenic beauty, equal to National Parks;
- the conservation of wildlife and cultural heritage is important in AONBs;
- Major development in AONBs should be refused unless it meets specific special tests.

4.0 How the plan was prepared

4.1 The idea to prepare a Neighbourhood Plan for South Huish was first put forward in 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 30 local residents participating in meetings, steering groups and internet based discussions. Since November 2018 a consultant was employed to help progress and finalise the Plan, and supplement this volunteer effort.

4.2 Neighbourhood Plan timeline

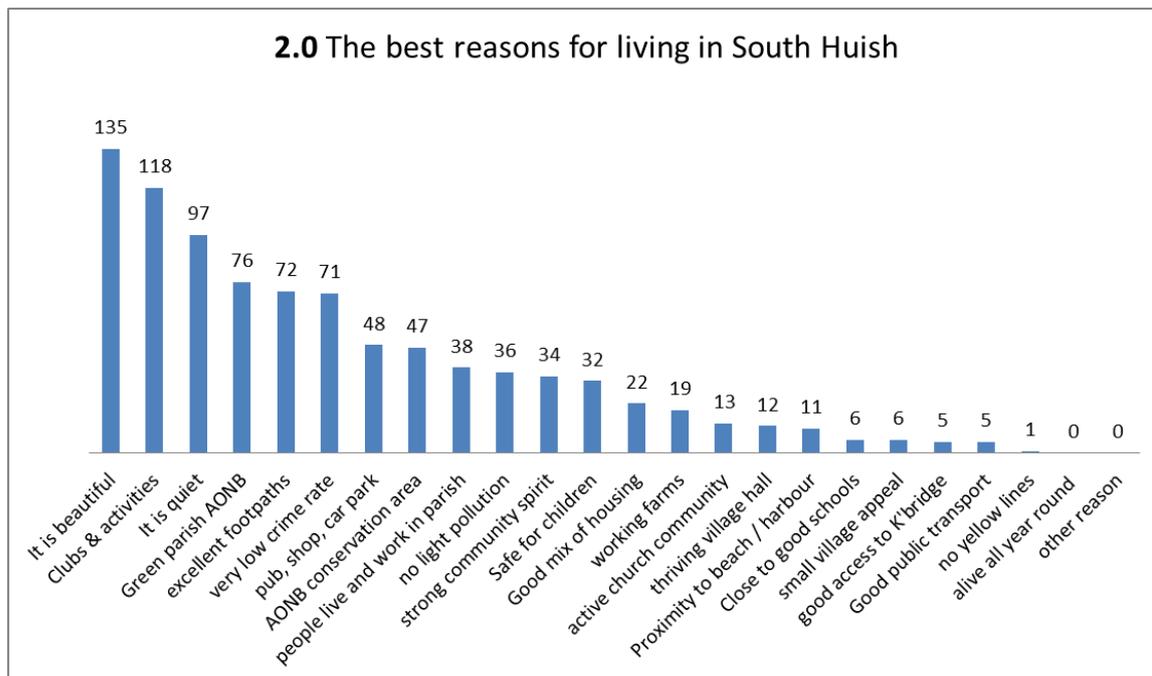
Date	Activity
April 2015	South Huish Parish Council resolved to prepare a Neighbourhood Plan
June 2015	Neighbourhood Plan Group (NPG) formed
August 2015	Preliminary survey of community issues
January 2016	Neighbourhood Plan area designated
July 2016	Community survey issued
September 2016	Community consultation reported
October 2016	Draft Vision prepared
April 2017	Housing Needs Survey Issued
July 2017	Housing Needs Survey Report
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
February 2020	Regulation 15 Submission version submitted to SHDC
March to June 2020	Regulation 16 consultation
June to September 2020	Examination

4.3 The themes and the objectives of the Plan have been taken directly from the views and wishes expressed by the community. The policies and proposals of the Plan have been developed with the steering group; they support and help deliver these themes and objectives. To help refine the policies further consultation has been carried out with landowners, officers of South Hams District Council, The Harbour users and Commissioners, and the South Devon AONB Unit.

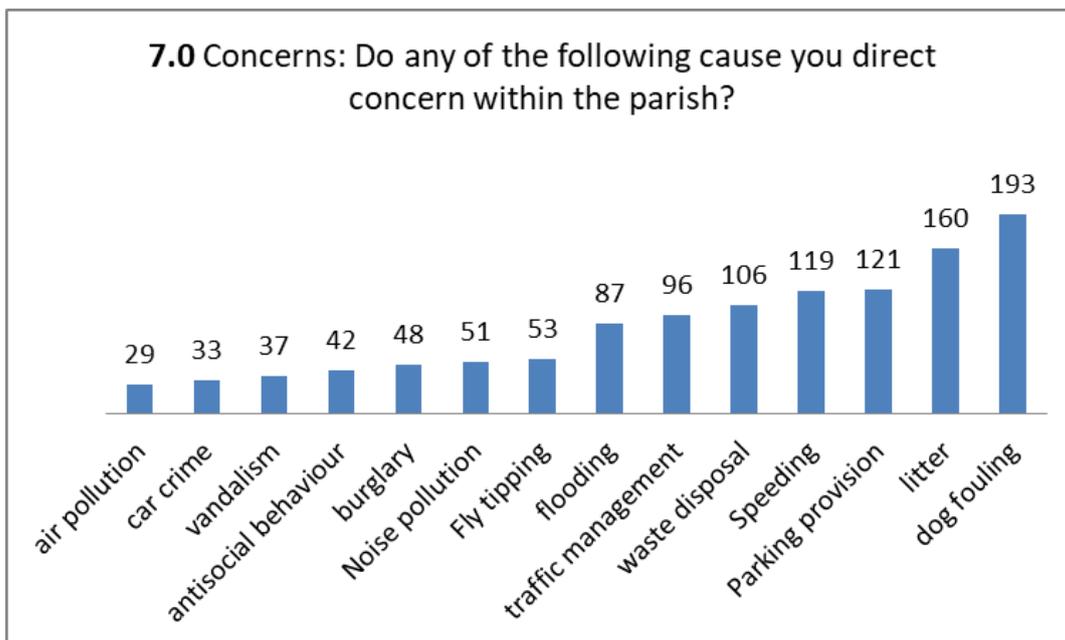
4.4 Community Survey

In July 2016 a community survey was prepared and issued to all those in the parish to inform the Plan. The full responses are included in the Appendices. 672 questionnaires were delivered and 254 or 38% were returned. 164 returns were from permanent residents and 90 from second home owners. Some of the key findings that have informed the policies of the Plan included;

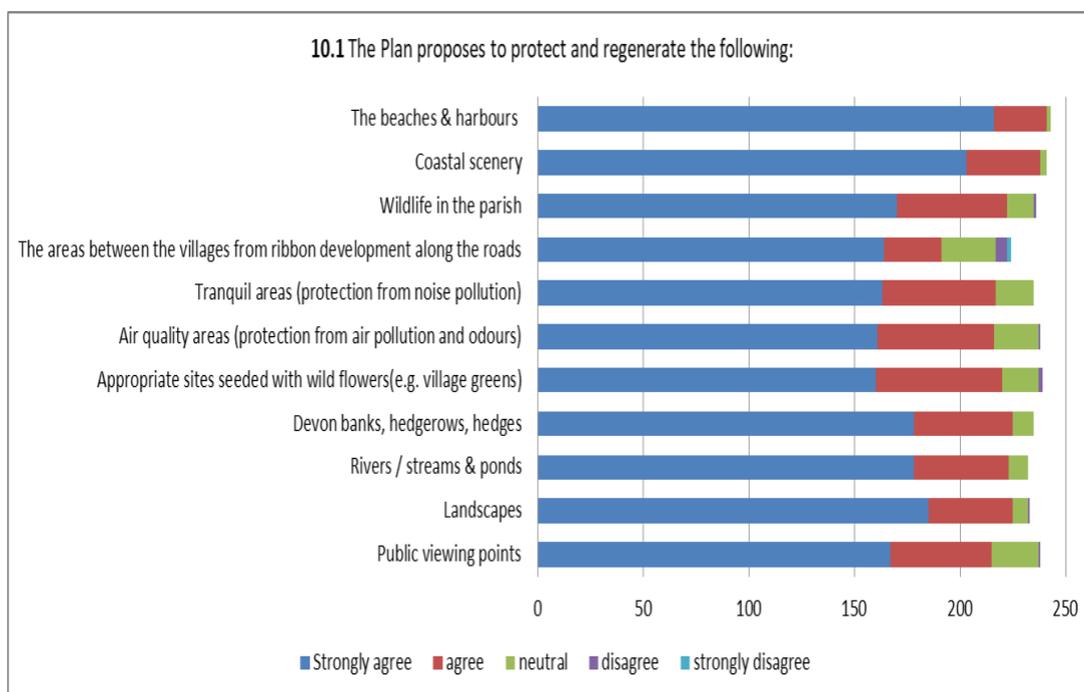
- The top six reasons for living in the parish were:
 - Its beauty
 - Clubs and activities
 - It is quiet
 - A green parish within the AONB
 - Excellent footpaths
 - Low crime rate



- 43% of respondents were retired;
- 49% were working full time, part time or self employed;
- 53% of those employed worked more than 10 miles away from the parish, 20% within 10 miles and 26% within the parish;
- 69% felt the Plan should seek to attract young people in to the community;
- The main concerns the community have relate to; traffic, parking, waste disposal (sewage) litter and dog fouling (respect for the environment)

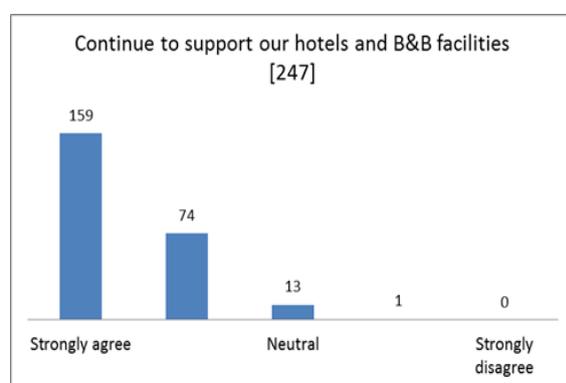
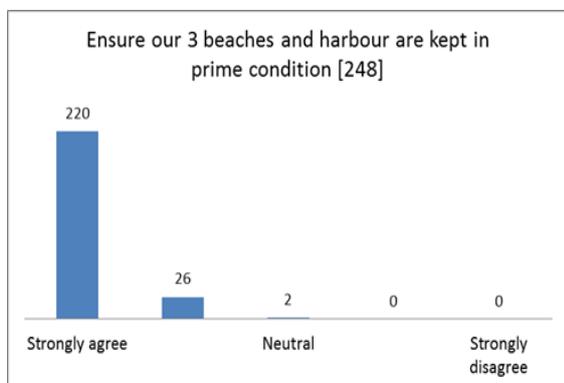
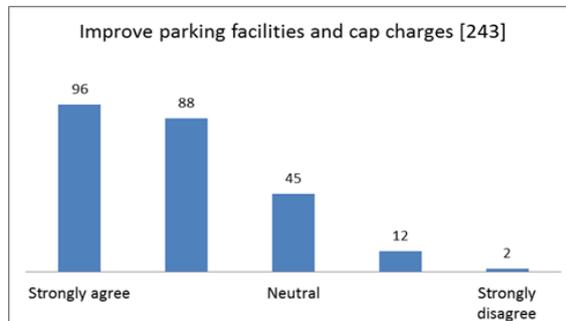
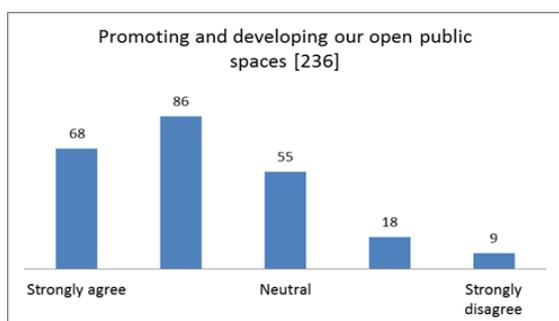
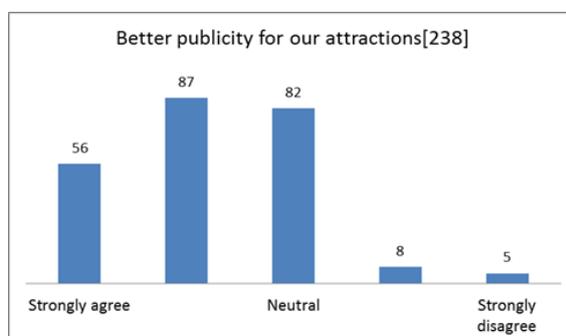
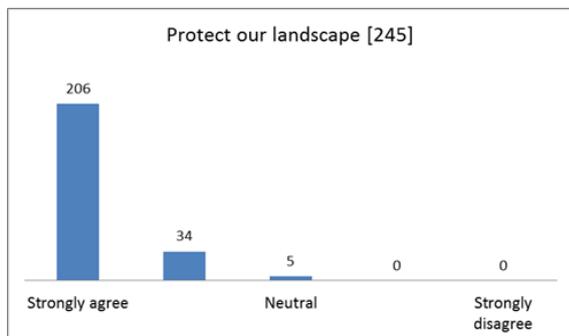


- The majority of the community strongly agree/ support the landscape designations (Area of Outstanding Beauty, Coastal Preservation Area, South Devon Heritage Coast)
- The community strongly support the protection and regeneration of the natural features and characteristics of the parish.



South Huish Neighbourhood Plan

- The community strongly support the tourism industry to sustain the local economy and the factors affecting this;
- Limited support for new housing growth but the majority support more affordable housing in small developments within the village boundaries and no need was expressed by most for more market housing;
- Strong support for legal agreements to give local people priority on affordable housing.



4.5 Housing Needs Survey

A survey was distributed to the community in April 2017; copies of the questionnaire and report are included in the Appendices. The report prepared by SHDC Affordable Housing Team concluded that there was a need for 7 affordable homes in the parish comprising;

Affordable rented

- 2 x 1 bedroom -general needs
- 3 x 2 bedroom -general needs

Discount market/shared ownership

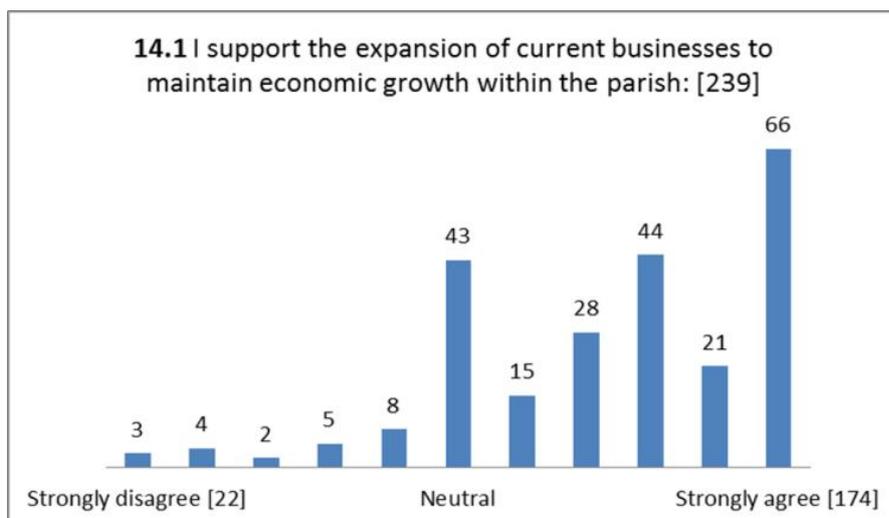
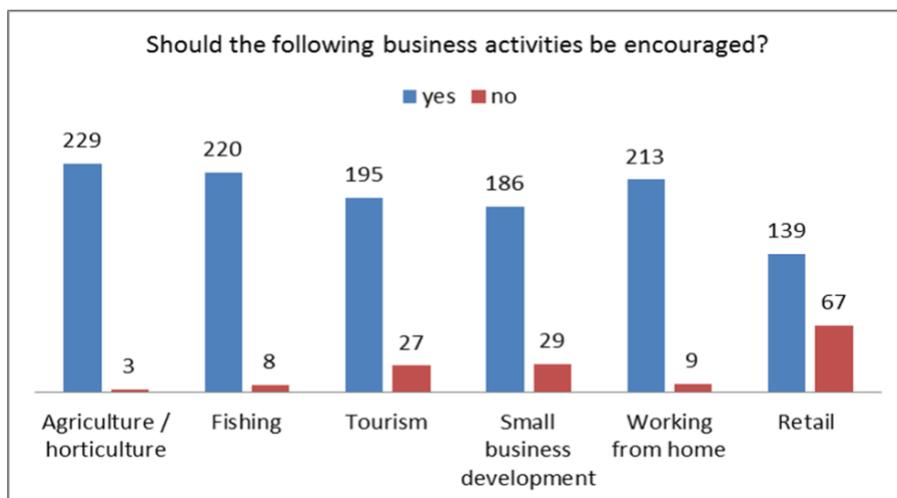
- 2 x 2 or 3 bedroom properties

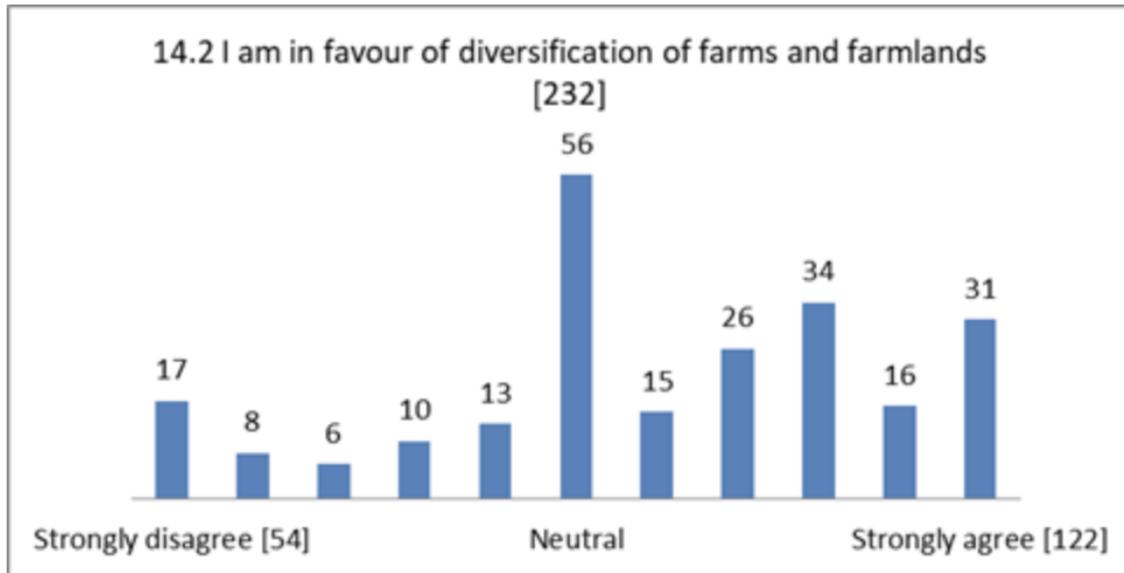
The report also concluded that there is a disproportion between those over the age of 65 and those in other age groups living in the parish. The community were advised that if they wish to address its unbalanced age demographic in their Neighbourhood Plan, then the provision of additional affordable and rental housing for young families/couples and more reasonably priced 2 and 3-bedroom open market housing of mixed type and tenure and/or self-build plots is needed. It was also recommended that the Plan should consider the feasibility of providing sheltered/assisted living accommodation in the parish and/or retention of a reasonable proportion of bungalows which are more suited to adaptation for disability.

4.6 Business Survey

A business survey was carried out in August 2017 however the response was poor with only 10 respondents (5 from the hospitality, 2 harbour users including fishing, 2 farming and one other self employed professional). The community survey referred to above with questions covering the local economy received a much higher response. Key findings relating to local business included;

- Support for agriculture, fishing, tourism, small business development and home working;
- Support for expansion of the existing business sectors;
- Support for the diversification of farming and farmland.





4.7 Diversity and equality

Care has been taken throughout the consultation process to engage as many members of the community as possible; these include residents, second home owners, landowners, school children, businesses and special interest groups. The Steering Group has endeavoured not to discriminate on grounds of race, gender, and disability or on any other grounds. All venues for events held were fully accessible.



Outer Hope from New Road

5. South Huish Parish, its role, key facts and issues

5.1 South Huish Parish

5.1.1 The parish of South Huish comprises the villages of Hope Cove and Galmpton and the hamlet of South Huish. Tourism is the principal business followed by agriculture and there are several large farms within the parish. The parish is one of the smallest in the South Hams being only 3.3 square miles. At the 2011 census it had 473 residents and 484 properties. It occupies one of the most attractive and scenic coastal locations; this is reflected in a number of statutory designations including the South Devon Heritage Coast, the South Devon Area of Outstanding Natural Beauty (AONB) and of the Coastal Preservation Area. The entire parish lies within the AONB and 70% is in the South Devon Heritage Coast and Coastal Preservation Areas.

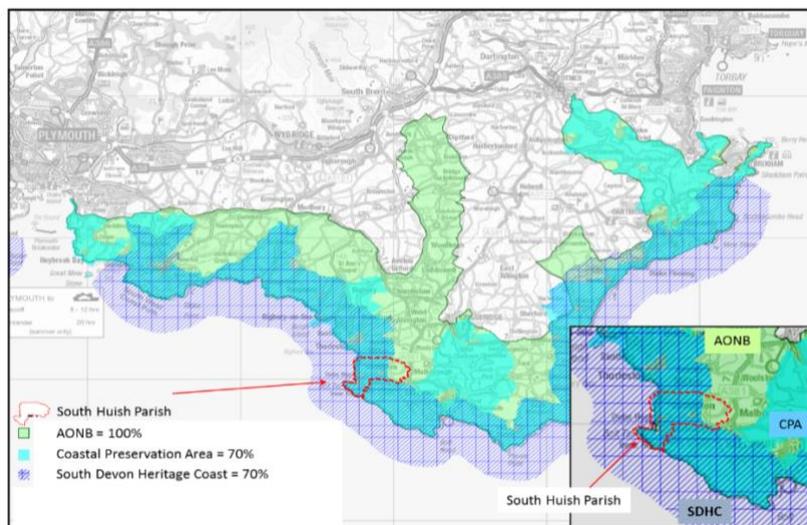


Figure 2 Summary of local designations

5.1.2 Residents live predominantly in three distinct areas; Hope Cove split between Inner and Outer Hope with 343 properties of which 85 (25%) are permanently lived in, Galmpton with 126 properties of which 81 (64%) are permanently lived in and South Huish valley which runs from Court Barton down to Thurlestone Sands where there are 70 properties of which 11 (16%) are permanently lived in.

5.1.3 The parish is very dependent on adjoining parishes and the figure below clearly shows that the market town of Kingsbridge is around 4 miles away; Malborough and Salcombe also provide essential services for the Parish.

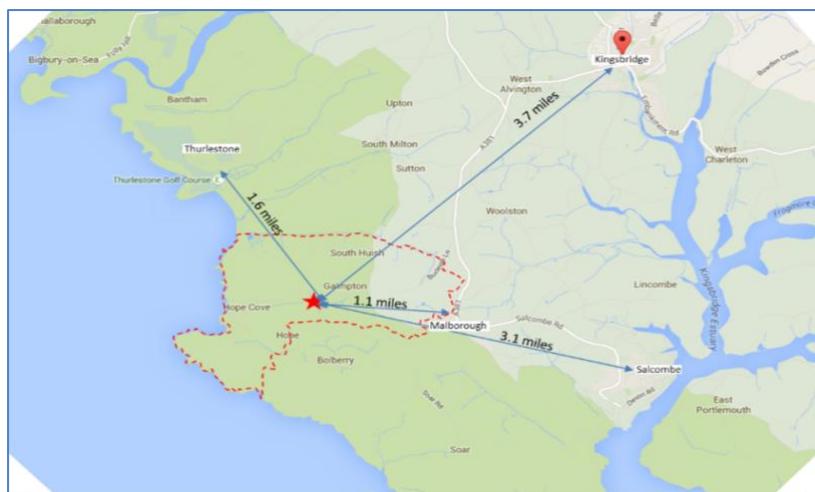


Figure 3; nearby parishes providing essential services

5.2 A brief history of the parish

5.2.1 South Huish hamlet lies in a beautiful valley opening on to Bigbury Bay, the small farming community centres on the 13th C Parish church of St. Andrews, which is now ruined. The larger settlement of Hope Cove was once a busy fishing village and in the 18th and 19thC had a reputation for smuggling. Galmpton located between Malborough and Hope Cove also has its origins as a farming community. The church of Holy Trinity in Galmpton (1867-1869) serves the whole parish. The village hall is also located in Galmpton. There are two other churches in the parish; the Methodist Chapel, Inner Hope and St. Clements Chapel of Ease (1861) between Outer and Inner Hope, the smallest church in the Woodleigh Deanery and a former school room.

5.2.2 The current parish is now a little larger than originally due to local government boundary changes of 1974, which resulted in part of south-western corner of Malborough parish, the Bolt Tail promontory, being added.

5.2.3 There are several heritage assets within the parish that indicate early settlement during the prehistoric period and include four nationally important designated sites. Two of the Scheduled Monuments comprise Late Neolithic/Bronze Age (2300 to 700BC), barrow cemeteries made up of several round barrows. One of the cemeteries is located above the cliffs close to the wreck of HMS Ramillies and the other near Graystone Ledge. The west coastline of the parish is dominated by Bolt Tail where there remain the earthworks of a scheduled Iron Age fort (700BC and 50AD), known as Bolt Tail Camp. The presence of a high ground enclosure appears to be a key component of an Iron Age trading point. The fort is barely visible from the sea but has a strong impact when approached from inland. The entrance way may be intentionally aligned to give a view of Burgh Island to the north. Within the Iron Age camp are mounds thought to be round barrows which date to the late Neolithic - Bronze Age period. On the eastern side of the parish is another Iron Age settlement known as Burleigh Dolts. Geophysical survey of the site revealed several previously unknown archaeological features of possible prehistoric date, including two possible round houses or barrows, a segmented enclosure and structures within the circuit of the hillfort. As well as these designated sites, further evidence of prehistoric occupation in the parish is indicated in the recovery of flint tools, including a Palaeolithic hand axe. A Hadrianic Roman coin was found in the parish and the state of the coin suggest it continued in use throughout second century.

5.2.4 During Roman times there is evidence that the area was used for mainly stock farming and this continued into the Saxon period. The earliest documentary reference of South Huish indicating a Saxon settlement is in the Domesday Survey of 1086.

5.2.5 During the Norman period the land was under the control of Baron Judhel, the Great Lord of Totnes. From 13th to the late 19th C the area was under the control of the Courtenay family of Powderham (the Earl of Devon). In South Huish the major land holding was Court Barton and in Galmpton it was Burton Farm and both remain today. The Courtenays lost complete ownership of the South Huish lands in 1886 and at that time the freehold of several farms in Galmpton and cottages in Inner Hope passed into the ownership of the former tenants.

5.2.6 The villages developed around the collection of small farms, initially there were around 20 farms in the parish, but this is now down to 5. The main farms are Weymouth which amalgamated with Burton, New Burleigh, Court Barton, South Huish and Withymore, another Thornlea is no longer a farm.

5.2.7 Apart from farming the other main industry carried out in the parish, notably Hope Cove over the last 200 years has been fishing in Bigbury Bay and beyond. The main catches comprised pilchard, herring, mackerel supplemented by skate, turbot, plaice and crabbing, a profitable pilchard trade

finished in 1939. After the railway came to Kingsbridge in 1893 the market for crabs and lobsters opened up to London. Boat building, boat maintenance and pot making using local willow were carried out during the winter months and during bad weather. Commercial crabbing and fishing on a significant scale has long since ceased in Hope Cove however 2 boats remain in operation.

5.2.8 The first evidence of sea defences date back well over 1000 years where the Danes build a level of rock protection from Bolt Tail. The breakwater in Outer Hope seen today dates back to 1923 but was based on plans drawn up for the Courtenay family in 1823. The breakwater continues to be repaired and there are current plans to fund a major overhaul.

5.2.9 Over the 19thC the parish was the home for sea captains of oceangoing fruit schooners based in Salcombe. This dangerous yet rewarding enterprise resulted in some of the grandest properties in Hope Cove.

5.2.10 One of the most respected buildings in Inner Hope is the Fisherman's Reading Room built in 1908 funded by a bequest from Eleanor Penelope Mary Appleton in memory of her late husband to provide a place of relaxation and learning for the 'Fishermen, Coastguardsmen, Lifeboatmen and Men of Hope' The building is now run by a trust and continues to serve the parish as a community building and nursery.

5.2.11 In 1809 a Coastguard service, initially called the Preventative Waterguard was established to combat the smuggling out of tin and bringing in of spirits. This was formalised in 1822 into the local Coastguard Service when eight coastguards and their chief officer were accommodated in Outer Hope, the station lasted until 1855 when it was moved to Inner Hope. There were two full time coast guards up to 1980. The former coastguard cottages remain in Inner Hope and are listed (Grade2).

5.2.12 The Royal National Lifeboat Institution (RNLI) established a lifeboat station at Hope Cove in 1878 on land donated by the Earl of Devon. All the boats were named *Alexandra*, and were replaced in 1887, 1900 and 1903. The station was closed in April 1930. In 1992 the service was re-established under the management of the Maritime and Coastguard Agency (MCA) as part of the Cliff Rescue Team (CRT), the MCA withdrew support and funding for the boat in 2010. The Hope Cove Life Boat was then established as an Independent lifeboat with the support of the village and a registered charity was established to run the service. A new boat "Alexandra" was launched in 2013 paid for with funds raised from the village and visitors. The charity is run and operated by volunteers.

5.2.13 Hope Cope was the only place in England where ships of the Spanish Armada made landfall in 1588. Many buildings in the area still bear the hallmarks of this visit. After the Armada was defeated the 'San Pedro el Mayor' a transport ship fitted out as a hospital, was blown onto the rocks between Inner and Outer Hope. The 140 survivors were initially sentenced to death, but were eventually ransomed and sent back to Spain. Other famous wrecks include 'HMS Ramilles' wrecked on rocks at Bolt Tail in 1760 in which tragically 700 people were lost at sea. In April 1936 the 334 ft four masted Finish Barque 'Herzogin Cecile', ran aground on the Ham Stone.

5.2.14 The arrival of Brunel's Great Western Railway in the early 19thC stimulated the local tourism industry; the Earl of Devon encouraged his tenants to 'take in visitors'. At this time the population of Hope increased to the detriment of the more remote South Huish. In parallel with the railway to Kingsbridge the local road network was improved and with the arrival of the motor car and taxis the influx of tourists increased and continues to this day. Hotels in the area flourished as well as local residents taking in visitors. In the 1950 and 60s the pattern changed again with the construction of the M5 motorway, increase in personal wealth and the expansion of private car ownership saw a shift from B and B into self-catering holidays, this trend has continued and today tourists have often become 'second home owners'

5.2.15 One of the first 'visitors' to stay in the Hope Cove fisherman's cottages was the distinguished artist JC Hook RA (1819-1907). The village was also the setting for a number of studies by the Victorian painter Sir Luke Fildes (1843-1927) the interior of a fisherman's cottage features in his famous work in oil 'The Doctor' - the painting now hangs in Tate Britain. Other artists were encouraged to visit, live and paint in the area these include; GH Jenkins (senior and junior) (1843-1914 and 1866-1937) HE Tozer (1838-1913) and Curnow Vosper (1866-1942)

5.2.16 The 20th C saw the many changes in the parish with a continued but gradual shift in emphasis towards Hope Cove, this escalated after the Second World War. Hope Cove is now mainly devoted to tourism and was the setting for the 1985 cult British movie 'The Supergrass' and the very recent TV series 'The Coroner' (2015-2016) The Cove Cafe Bar was named the UK's Best Independent Craft Beer Bar (rural) in 2018.

History sourced from 'Hope Cove, Galmpton and South Huish, The Story of a Devon parish'- Hope Archive Group 2012, 'Devon' W.G Hoskins 2003 , the DCC Historic Environment Team and the South Huish Parish website.

5.3 The setting and context of South Huish

5.3.1 South Huish Parish lies entirely within the South Devon AONB and parts of the parish are also within the Heritage Coast designation. The whole parish is also covered by the Devon Undeveloped Coast designation with the exception of the existing developed areas of Hope Cove and Galmpton. All these designations carry significant weight when considering development proposals. The revised NPPF (2018) policy paragraph 172 relating to protected landscapes gives great weight to conserving and enhancing landscape and scenic beauty of Areas of Outstanding Natural Beauty, which has the highest status of protection in relation to these issues comparable to National Parks.

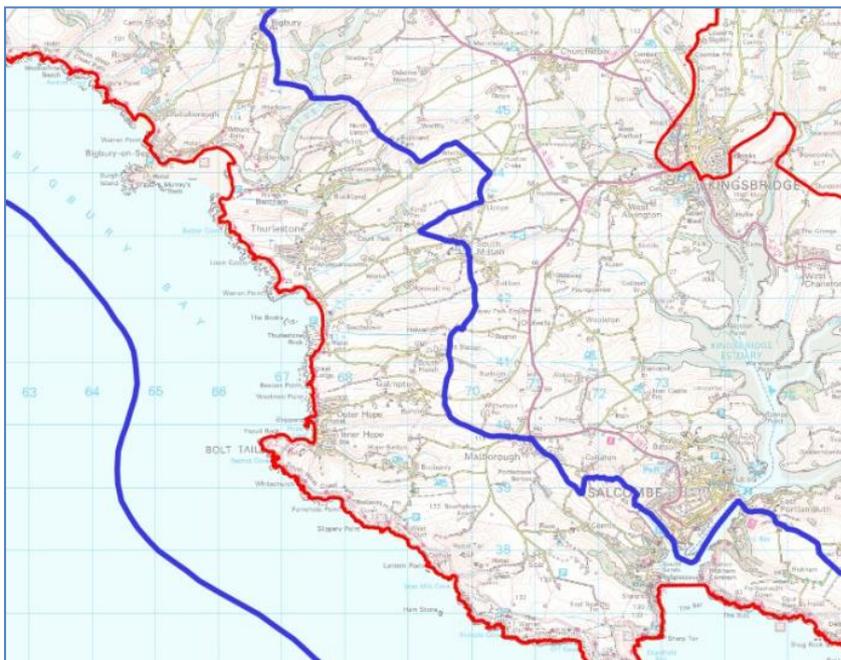


Figure 4 South Devon AONB area is bounded in red and the Heritage Coast in blue

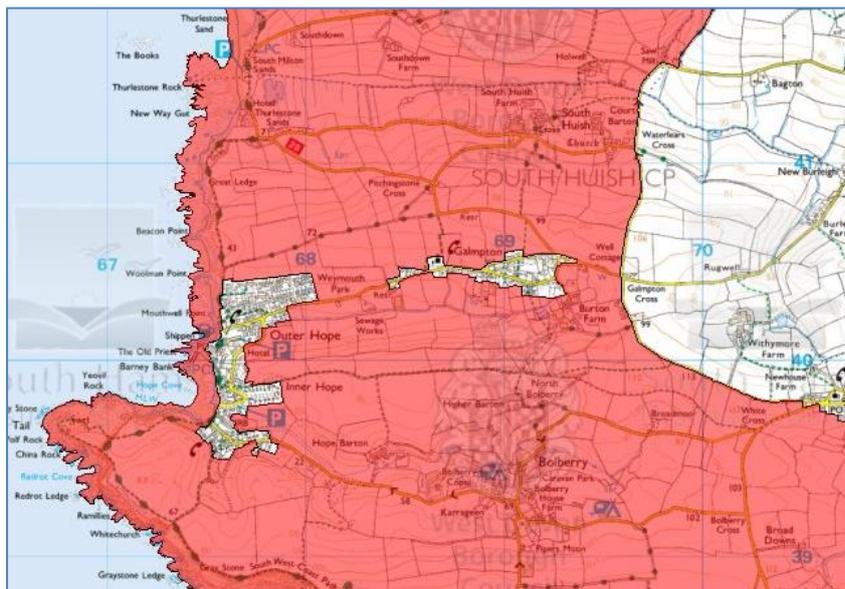


Figure 5 Extent of Devon Undeveloped Coast, designation shaded in red

5.3.2 Drawing on the landscape character for the area defined under the Devon Landscape Character Assessment¹ the landscape predominantly comprises Coastal Slopes and Combes (Reference 4D in figure 6), to the South the land rises to the Open Coastal Plateaux of Bolberry Down (1B) inland the slopes and combes lead to Inland Elevated Undulating Land (5A).

5.3.3 The key landscape sensitivities of the Parish taken from the character assessment (4D) include;

- The variety and complexity of coastal features and the dynamic nature of the coast provide experiential, historic and natural interest reflected in the Heritage Coast designation;
- The small coastal cliff areas show varied geology and a diversity of habitats, with a wealth of associated wildlife including cliff breeding birds and coastal grassland communities;
- The sparse transport network and settlement pattern, with traditional nucleated villages sheltered in valley locations;
- Important coastal settlements mark a long and close relationship with the sea, coastal trading and transportation. Many coastal settlements remain vibrant and industrious locations, some with active ports and small fishing fleets;
- Coastal and maritime leisure and recreation facilities, which provide a rich variety of attractions and activities that appeal to a wide audience;

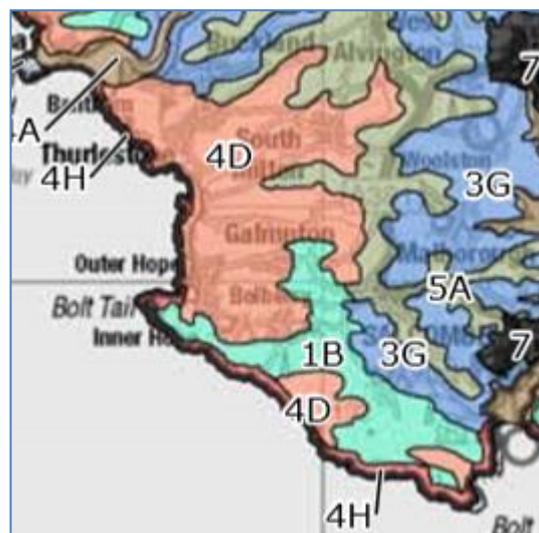


Figure 6 Extract from the Devon Landscape Character Assessment

¹ Devon Landscape Character Assessment

<https://www.plymouth.gov.uk/sites/default/files/LandscapeCharacterAssessmentSouthHamsAndWestDevon.pdf>

South Huish Neighbourhood Plan

- Extensive coastal footpaths with the South West Coastal footpath allowing continuous access along the dynamic coastline;
- Enclosed with views out to sea confined by landforms and trees;
- and remote, intimate, sheltered and tranquil qualities.

5.3.4 In addition the sensitivities of area of Open Coastal Plateaux designation (1B) include;

- A regular pattern of large arable fields and wind-blown vegetation creating a variety of colours and textures bounded by hedges and characteristic stone walls;
- Rich in historic coastal defences, notably Bolt Tail;
- Scattered villages, hamlets and farmsteads linked by a network of narrow lanes, resulting in a tranquil and un-hurried landscape;
- The iconic unspoilt and expansive panoramic views of the sea and the adjoining dramatic cliffs, from the undulating coastal plateau;
- Expansive seascapes under big skies influenced by the changing sea moods and skies;
- The seemingly remote, windswept character of the high open plateau, sparsely settled with high levels of tranquillity and in places, where the undulating topography limits light pollution from nearby major conurbations, dark night skies can be experienced.

5.3.5 The Historic Landscape Characterisation of the area includes remnants of medieval and post-medieval field systems including strip fields, Barton Fields and orchards. These should be considered when development is proposed. ²

5.4 South Devon AONB and Devon Undeveloped Coast

5.4.1 The landscape character policies of the current South Devon AONB Management Plan clearly define the special qualities to be respected if development is considered in settlements like Hope Cove, Galampton, and South Huish within the AONB;

- Maintaining and enhancing the levels of tranquillity to further ensure this special quality is not further devalued, Policy Lan/P4;
- The importance of the existing skyline and need to protect this against the visual intrusion of insensitive buildings and infrastructure, Lan/P5;
- Protecting long uninterrupted views of the open undeveloped seascape, Lan/P6;
- Help maintain the rural quality and character and the overall setting of the AONB Lan/P7.

5.4.2 In their guidance ³ the Devon Landscape Policy Group set out a series of principles to help maintain the character of Devon's Undeveloped Coast (DUC). They stated that the DUC *'should be treated as a designation and be defined on policy maps within Local, Neighbourhood and Marine Plans'*, and that the DUC *'should be regarded as a finite resource for the enjoyment of everyone now and in the future. Local, Neighbourhood and Marine Plans should therefore include strongly-worded planning policies that establish a presumption against development within or affecting Devon's Undeveloped Coast unless it can be successfully demonstrated that it satisfies all of the following criteria:*

² Further information on the Historic Landscape Characterisation can be followed via link <https://www.devon.gov.uk/historicenvironment/>

³ Devon Landscape Policy Group Guidance note 3 November 2013

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

South Huish Neighbourhood Plan

- *Maintain the intrinsic character of the landscapes affected:*
- *Protect and enhance valued landscapes affected, giving great weight to conserving landscape and scenic beauty in National Parks, AONBs and Devon's Heritage Coasts;*
- *Cannot be accommodated reasonably outside the undeveloped coast; and*
- *Take opportunities available, where reasonable, for improving public access to and enjoyment of the coast.'*

5.5 The National Trust

5.5.1 **Coastal Management;** sections of beach and coast path within the parish are owned by the National Trust. The Trust has set out their approach to coast management under the title 'Shifting Shores'⁴ which can be summarised as favouring adaptive responses to coastal change management and favouring working with natural processes. This approach at South Milton Sands to the northern coastal edge of the Parish will ultimately lead to a changing coastline in the future. The Trust are in the process of creating a Management Plan for the site and will be consulting with the Parish at the appropriate time to share thoughts and views.

5.5.2 **Land Management** – the Trust has embarked upon an ambitious programme to significantly improve their land holdings for nature and conservation value which could see some changes to how they have managed land in the Parish in the past. This is an evolving piece of work and the Trust will in due course will be engaging with and holding discussions with the Parish.

5.6 Hope Cove Harbour

The Hope Harbour Commission (HHC) was formed to administer the activities of the harbour following the completion of the breakwater in 1925. The breakwater was built by local fisherman and landowners. The area covered by the harbour commission is predominantly centred on Outer Hope between the mean high and low water and the old parish boundary from St. Clements Path to Basses Rocks, this area is leased from Crown Estates. HHC also have the right to charge dues for those using the Inner Hope slipway. The South West Coastal Path runs around the harbour. The commissioners comprise local fishermen, Council fisheries representatives, and SHDC Councillors. Hope is a Trust Port operating under the 'Small Ports and Harbours' protocol of the Department of Transport. The commission has the right to charge users of the harbour make and enforce local bye-laws. The only paid officer is the Harbour Master. In the past maintenance of the breakwater has been assisted financially by SHDC, DCC and MAFF (DEFRA) however, the last two major projects were funded solely by the Commission. HHC does not have charitable status; recently the Friends of Hope Harbour was formed as a charity to help fund repairs. A major project is being instigated to repair and protect the breakwater, consultants have been appointed, discussions held with the Environment Agency (EA) and funding bids have been prepared, the estimated capital cost is in the region of several Million pounds. The HHC was part of the Trust Port Review of 2016⁵. Although the fishing activity is greatly reduced in recent years, the industry is still one of the harbour's and the tourist resort's greatest assets; fishing

⁴ Shifting Shores The National Trust <https://nt.global.ssl.fastly.net/documents/shifting-shores-report.pdf>

⁵

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/525076/t-rust-port-study-key-findings-and-recommendations.pdf

South Huish Neighbourhood Plan

plays a key role in setting the character and attractiveness of Hope Cove and this should be recognised and respected in the Plan.



Outer Hope from the North with Inner Hope behind

5.6 Inner Hope Cove Conservation Area

5.6.1 There are almost 30 listed buildings (27 grade II, and 1 Grade II*), and one conservation area within the parish. The conservation area is at the centre of Inner Hope and within this designation there are a number of Grade 2 listed buildings. These are listed in Appendix 9 and include:

Inner Hope Former Lifeboat Station

Beach Cottage

The Square

Orchard Cottage

Spray Cottage

Rambler Cottage, Pickwick Cottage and Mariner Cottage

Rosecote verberna and Brook Cottage

Devonia

The list of listed buildings includes some unusual listings such as the telephone kiosk (Grade II) in Inner Hope and this is one of a dwindling stock across the country.

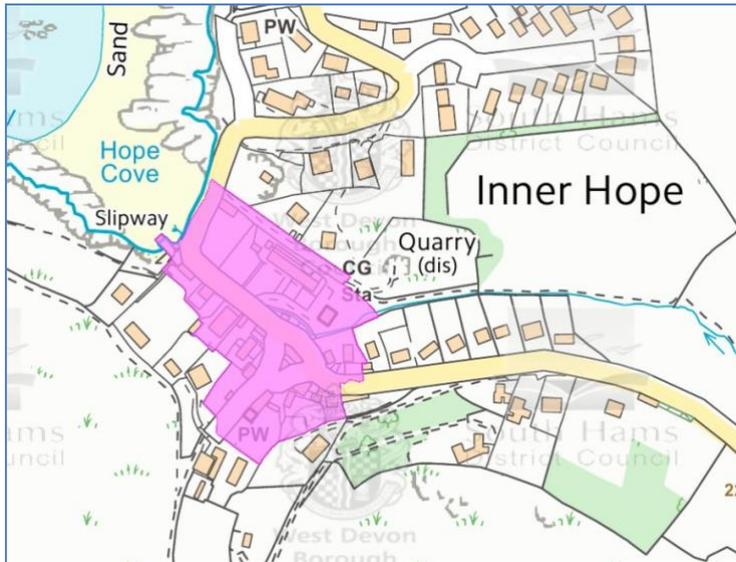


Figure 7 Inner Hope Conservation Area

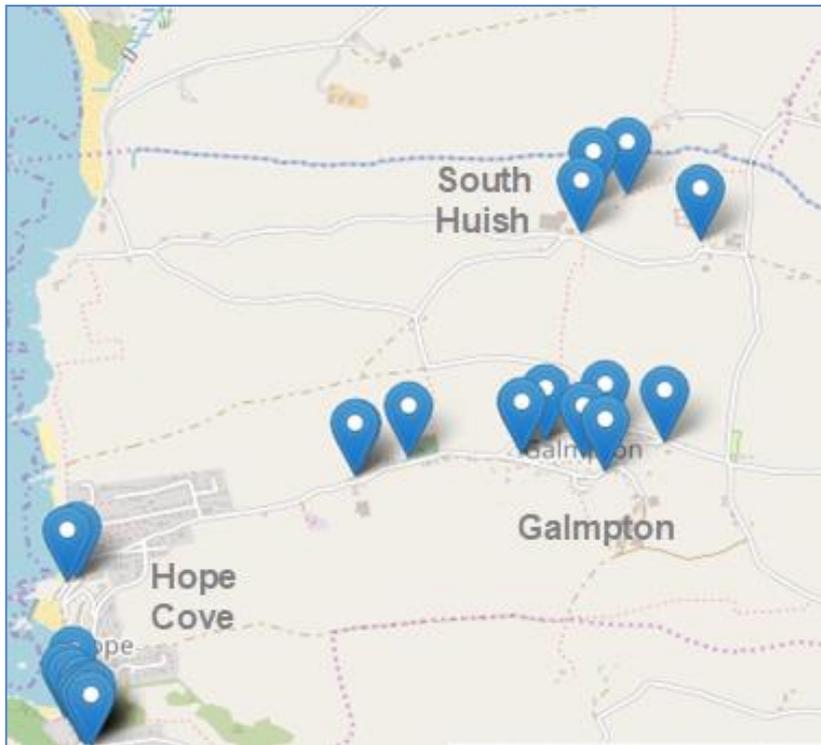


Figure 8 Listed Buildings in South Huish Parish. Refer to Appendix B9

South Huish Neighbourhood Plan

5.6.2 In addition to Listed Buildings and Local Heritage Assets there are a number of Non-Designated Heritage Assets. Those that are considered important to the community are included in Plan policy SH HBE 1 however this is not an exhaustive list, a complete schedule of heritage assets such as Non Designated Heritage Assets, Listed Buildings and Scheduled Monuments provided by Devon County Council's Historic Environment team is included as Appendix B20.

5.7 Geology of the Parish

The axis of the Parish (East-West along two gently sloping valleys) is aligned to the Start Boundary Fault line between a group of low grade metamorphosed rocks running from Start Point to Bolt tail⁶. These 'Lower Devonian Schists' are relatively hard and it cuts easily into elongate shapes, so it has been used as a local building stone in walls, Devon hedge banks and some buildings in the southern area of the South Hams. The Start Boundary Fault is exposed between Inner and Outer Hope Cove just North of the 'The Shippen'⁷, with the 'softer' breccias, slates and sandstones to the north of the fault. Coastal erosion is facilitated by the fractured nature of this fault line. To the north of the fault line Thurlestone Sands⁸ (half of which lies within the Parish) typifies barred valleys, deposits and sand dunes all subject to significant coastal erosion. The Environment Agency's Shoreline Management Plan policy⁹ for the Parish's coastline is 'no active intervention'; i.e. there is no planned investment in defending against flooding or erosion, whether or not an artificial defence has existed previously.

5.8 Hydrology and Flood risk

The whole district faces a growing risk of flooding from rivers and the sea due to the effects of climate change, such as increased river flow and sea level rise. PPS25 Flood Risk provides the national policy framework for development and flood risk, and requires that flood risk is taken into account at all stages of the planning process. It aims to direct development away from areas at greatest risk and sets out a sequential risk based approach to determining the suitability of land for development.

5.9 Demographics

5.9.1 The total permanent residential population in 2011 (Census 2011) was 473 this compares to 560 in 2001 and an estimated population of 436 in 2017. ¹⁰The Index of Multiple Deprivation (IMD) rank for the Parish in 2019 was 19560 out of 32844 where 1 is the least deprived area. Since 2015 there has been a small change upwards of the IMD (19337 in 2015) in terms of income and skills however, this is minimal and still much better than the national average.

⁶ Devon County Council's "Devon Rocks – A guide to Devon's Geology" (<http://www.devon.gov.uk/geo-devonrocksgeologyguide.pdf>)

⁷ OS Grid Ref SX675401. The Shippen is considered to be one of the Regionally Important Geological Sites or County Geological Sites in Devon (<http://www.devonrigs.org.uk>).

⁸ OS Grid Ref SX676416 . http://www.seddepseq.co.uk/devon_geology/RIGS_Website/PDF/HSX64SE3.pdf

⁹ <http://maps.environment-agency.gov.uk/wiyby/wiybyController>

¹⁰ <https://citypopulation.de/php/uk-parishes-southwestengland.php?adm2id=E04003173>

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

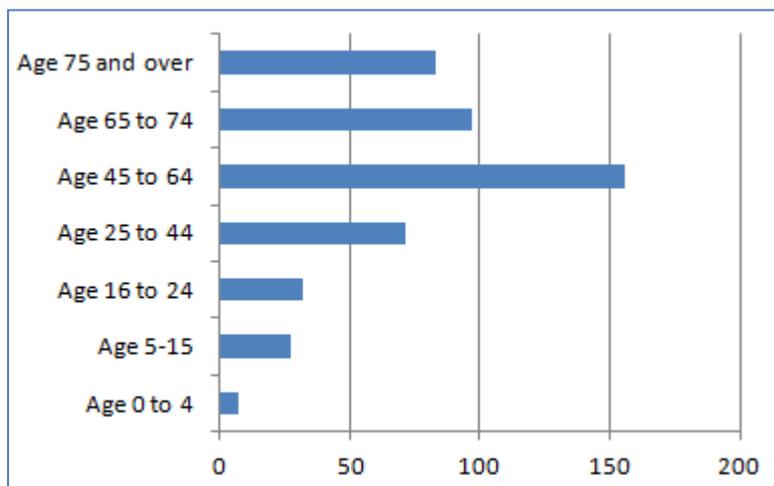


Figure 9 Population South Huish Parish 2011¹¹

5.9.2 An analysis of the Devon JSNA Community Profile 2017¹² for the population of Kingsbridge and its rural hinterland of which South Huish forms a part revealed that:

- 9.9 % were dependent on benefits and tax credits compared to an England average of 14.6%, this has been gradually falling for the area from 2007 when it was 11.4%. Benefit claimants between the age of 16-24 is 4.6% compared to a Devon average of 6.3%;
- 8.3% were excluded from the labour market compared to an England average of 11.9%, in 2004 the local figure was 7.6%:
- The birth rate was 59.4 births per 100 females aged 15 to 44 and this has gradually risen from 51.7 in 2006. The local figure compares to an England figure of 65.5;
- 13.9% of the local population were affected by fuel poverty compared to 10.6% nationally. The local figure has increased from 9.1% in 2011 and is of concern. The national figure has remained constant.

5.9.3 The census figures indicate that the permanent residential population is decreasing rapidly. However the census does not project the full picture for South Huish as the local population expands dramatically in the peak summer months. A review of the residential addresses in the parish by members of the Neighbourhood Plan Group (NPG) would indicate the number of second homes is around 75 % in Hope Cove and 60% elsewhere in the parish.

5.9.4 The 2011 census reported that 38.1% of the population was 65 and over; this means the average age is one of the highest in England - the country average is 16.0%.

¹¹ Census 2011 ONS

¹² <http://www.devonhealthandwellbeing.org.uk/jsna/profiles/>

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

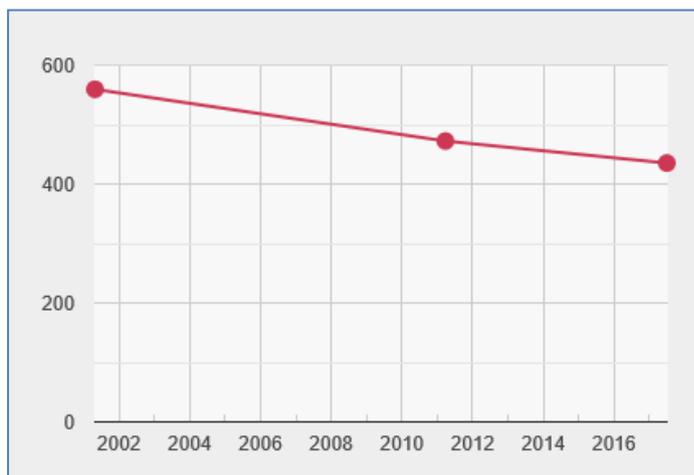


Figure 10 Total population graph for the Parish¹³

5.10 The Habitats Directive and Wildlife Sites.

5.10.1 The Habitats Directive¹⁴ requires “competent authorities (e.g. South Hams District Council) to decide whether or not a plan or project can proceed having undertaken the following appropriate assessment requirements to:

- Determine whether a plan or project may have a significant effect on a European site¹⁵;
- If required, undertake an appropriate assessment of the plan or project;
- Decide whether there may be an adverse effect on the integrity of the European site in light of the appropriate assessment.”

The Pre-Submission Draft of this document has been reviewed by South Hams District Council and incorporates their advice.

5.10.2 A report was prepared for the parish by the Devon Biodiversity Records Centre¹⁶this is included in the evidence base. The resource map identifies a number of statutory and non- statutory sites within the parish.

5.10.3 Statutory Sites

- **South Milton Ley SSSI** ; a freshwater reed bed with bird interest, this is located just North of the parish boundary but impacts on the area;
- **Bolt Head to Bolt Tail SSSI**; maritime cliffs, coastal grassland and scrub;
- **Prawle Point to Plymouth Sound** candidate Special Area of Conservation (**cSAC**) containing some of the most biologically diverse reefs in the country, supporting important species that are considered rare or are occurring at the limit of their biogeography boundaries.

¹³ <https://citypopulation.de/php/uk-parishes-southwestengland.php?adm2id=E04003173>

¹⁴ Conservation of Habitats and Species Regulations 2010

¹⁵ European sites include: special areas of conservation (SACs), special protection areas (SPAs), sites of Community importance (SCIs), and candidate SACs

¹⁶ A wildlife site resource map and species record for South Huish Parish February 2019

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

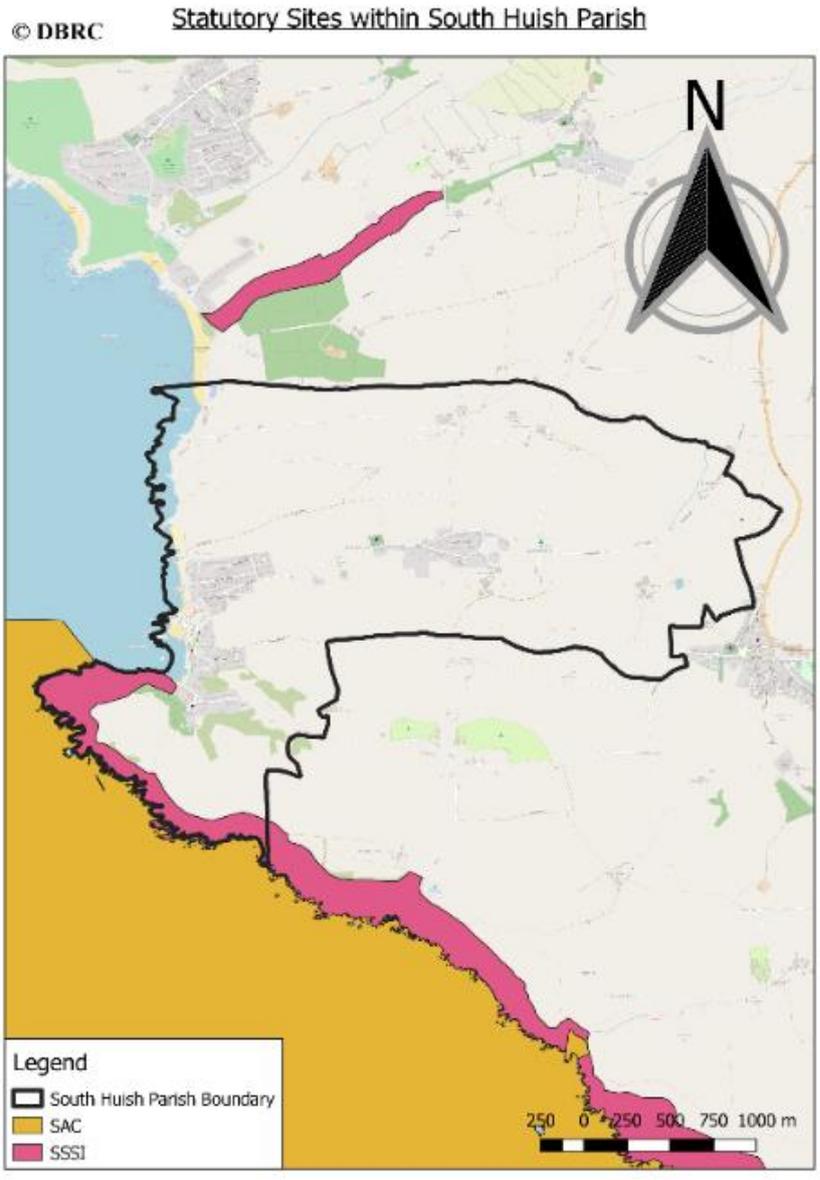


Figure 11 Statutory Wildlife Sites

5.10.4 Non-Statutory County Wildlife Sites (CWS)

- **South Huish**; mixed farmland with bird interest;
- **Hope Barton**; mixed farmland with bird interest and species rich grassland;
- **Thurlestone to Hope Cove**; coastal grassland and scrub;
- **South Huish Meadowlands**; low lying grazing land with a network of ditches and areas of species-rich mire and fen. Wet scrapes also present.

5.10.5 Non-statutory Regionally Important Geological Sites (RIGS)

- **The Shippen**; the only good exposure of the Start boundary fault;
- **Thurlestone Sand**; Holocene barred valleys and deposits, sand dunes and coastal erosion.

5.10.6 South West Nature Map

- **The maritime cliffs and slopes of the whole parish**; identified as one of the best areas of a coastal landscape in the South West region.

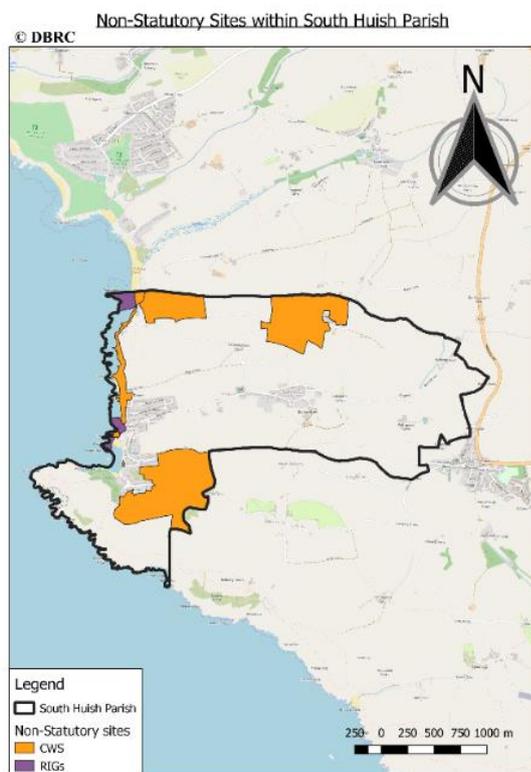


Figure 12 Non-Statutory Sites

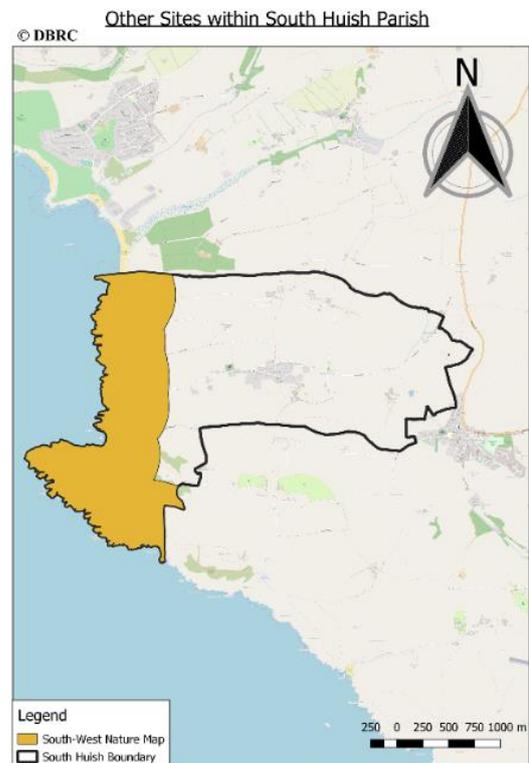


Figure 13 South West Nature Map Area

6. Proposed Policies

6.1 As explained in Sections 1, 2 and 4, the vision, themes, aims and objectives of the Plan have been derived through consultation with the community, then developed and refined by the Steering Group. We set out in this section the seven policy areas, the policies themselves and evidence supporting them. There are also three cross cutting themes that apply to all the objectives and policies in the Plan. These are that the Plan should be:

Sustainable, and should reflect the presumption in favour of sustainable development outlined in the National Planning Policy Framework and the Plymouth and South West Devon Joint Local Plan Policy S06.

Deliverable, where funding sources can be identified for projects arising from the policies, they should be to delivered within the Plan period;

and should be;

Conforming to the strategic policies of The Plymouth and South West Devon Joint Local Plan.



Workshop with the community to develop the Plan policies



Post it notes gathering thoughts and suggestions

6.2 Theme 1 Local Economy – business, and tourism policies

6.2.1 Purpose; to prevent loss of employment uses, especially tourism related. The re-use of redundant agricultural buildings for employment uses as a diversification of agricultural use and support for home working.

6.2.2 This Plan supports and expands on the employment policies of the JLP including:

Dev 15: Supporting the Rural Economy;
Dev 18: Protecting local shops and services
Dev 19: Provision of local employment and skills

6.2.3 It is estimated that there are around 50 businesses (see Appendix B11) in the parish with around 38% engaged in the service industry including construction, 36% in hospitality and tourism, 13% in farming and 13% in fishing. Key survey findings relating to local business included support for;

- Agriculture, fishing, tourism, small business development and home working;
- Expansion of the existing business sectors;
- Diversification of farming and farmland.

6.2.4 The conversion and change of use of former hotel premises to secondary residential uses has been a concern to the area for over 30 years. Within Hope Cove hotels and tourism related hospitality uses play a key role in the Parish's economy.

Policy SH EC 01 Tourism related employment and retention of hotels

The change of use or redevelopment of a hotel to non-hotel use will only be permitted provided that:

- a) The proposed use would be compatible with the existing building and its surroundings and setting within the South Devon AONB;
- b) No significant loss of hotel accommodation in the Parish or detriment to local employment through the loss of hotel accommodation will result;
- c) Demand for the hotel accommodation no longer exists.

Development may include:

- d) Rehabilitation, re-use or redevelopment of existing premises.
- e) Change of use to residential care or extra care which supports the Plan objectives to both provide employment and affordable housing for the elderly as stated in Policy SH H1 (Affordable Housing)

Where the loss of a hotel or tourism related site is justified as no longer viable the applicant must demonstrate through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable sale price (comparable with valuations achieved elsewhere in the District) for a minimum period of 2 years.

6.2.5 There are clear opportunities within the Parish for diversification of existing and redundant agricultural buildings to other commercial uses. Currently, Class R of the Town and Country Planning (General Permitted Development) (England) Order 2015 already provides, subject to conditions permitted development rights for agricultural buildings to convert to offices, storage, distribution, hotels, restaurants and cafes. Such changes of use of agriculture buildings would only be encouraged if they are of low environment and transport impact business uses (e.g. workshops, offices, storage, small scale food processing, cafes, and leisure).

Policy SH EC 02:Local Rural Employment

The conversion of redundant agricultural buildings and their expansion for small scale employment uses will be acceptable in principle within the countryside provided that:

- a) The scale of employment use is appropriate to the accessibility of the site by public transport, cycling and standard of local highways;
- b) Proposals respect the character and qualities of the landscape and environment as outlined in Policy SH Env 2 and include effective mitigation measures to avoid adverse effects or minimise them to acceptable levels.

An existing building is considered redundant if it has remained vacant for a period exceeding two years. Evidence in the form of dated photographs will be required to confirm the period that the building has remained vacant.



Galampton looking towards Hope Cove

6.3 Theme 2 Natural Environment and Landscape Setting

6.3.1 Purpose; All future development should have due regard to the importance of and the impact on the AONB and the other statutory and non-statutory landscape designations applying to the parish. Logical boundaries around the existing settlements that reflect their history and landscape constraints should be respected to avoid coalescence of the settlements and the integrity of the countryside between them. The natural beauty, landscape character, biodiversity and Green Infrastructure of the Parish should be respected; this includes the avoidance of light pollution. The special and distinctive character and environmental quality of the coastline should be respected. A number of Local Green Spaces important to the community are designated and locally important views are respected in future development. Renewable energy and low carbon design appropriate to the parish and its constraints are promoted. Acknowledge the existing constraints to foul and surface water drainage capacity across the parish and address them in future development.

6.3.2 This plan supports and expands on the policies of the JLP including:

Dev 23: Landscape Character;

Dev 24; Undeveloped Coast;

Dev 25; Nationally protected landscape;

Dev 26; Protecting and Enhancing Biodiversity and Geological Conservation;

Dev 27; Green and Play Spaces;

Dev 28; Trees, Woodlands and Hedgerows;

Dev 35; Managing Flood Risk and Water Quality impacts.

6.3.3 Settlement Boundaries and avoidance of coalescence; The various settlements of the parish are close together and risk coalescence. In the past there has been pressure to develop within the gaps. This plan considers that these gaps are important to the open character of the Parish, local views, landscape and coastal setting and maintaining a high environmental quality. To safeguard these features and prevent coalescence a settlement boundary and avoidance of coalescence policy is included in this Plan. The settlement boundaries proposed below for Hope Cove and Galmpton that restricts development in the open countryside, will be used to ensure that development proposals do not individually or cumulatively result in the coalescence and the loss of the separate identity of Hope Cove, Galmpton, South Huish and Thurlestone Sands. There has never been a settlement boundary for Galmpton before. For Hope Cove there is an adopted boundary (latest 2011) and this is modified by this plan. Hope Cove was identified in earlier versions of the JLP as a sustainable settlement and a boundary proposed which follows a similar line in this plan. Galmpton was not considered a sustainable settlement in the JLP however it is a functional settlement of 126 homes and not open countryside and justifies a settlement boundary. The principles applied to determine a settlement boundary to inform the JLP (Topic Paper 2 included as Appendix B21) were used to define the proposed boundaries. For proposed development sites located outside the settlement boundaries Plan Policy SH H3 (Exception Sites outside the settlement boundary), the criteria of JLP Policies TTV 27 (Meeting local housing needs in rural areas) and TTV26 (Development in the Countryside) will apply.

Policy SH Env 1 Settlement Boundaries and avoidance of coalescence

Settlement boundaries for Hope Cove and Galmpton are designated in this Plan and illustrated in figures 14 and 15. Development inside the settlement boundaries will be supported in principal subject to National Policy and Guidance and the Development Plan.

Development proposals outside the settlement boundaries will be treated as development in the open countryside.

To protect the character and appearance of Hope Cove, Galmpton and South Huish, development which erodes the visual separation of the settlements will not be permitted.

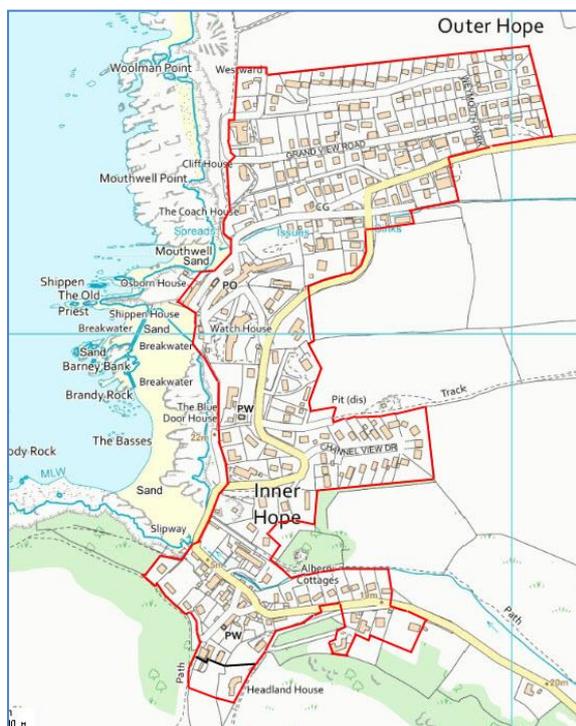


Figure 14 Proposed Settlement Boundary for Hope Cove lined in red, changes from previously adopted boundary (2011) lined in black

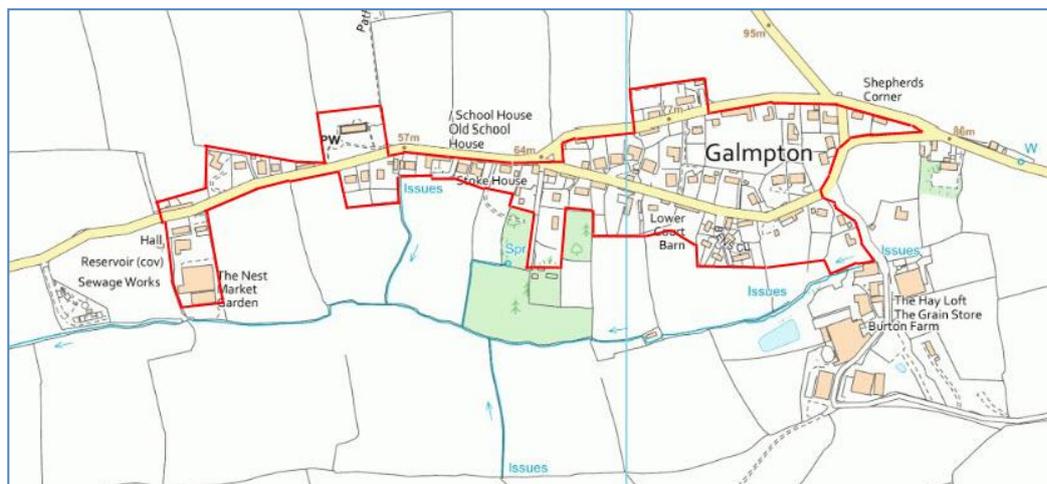


Figure 15 Proposed Settlement Boundary for Galmpton lined in red

6.3.4 The landscape character policies of the latest South Devon AONB Management Plan clearly define the special qualities to be respected if development is considered in the AONB. Sadly recent developments within the Parish have not respected these requirements and this Plan sets out to reinforce these obligations and those set out in the AONB Planning Guidance.

Policy SH Env2 Impact on the South Devon Area of Outstanding Natural Beauty (AONB)

In addition to National and Development Plan policies and guidance controlling development in the South Devon AONB, Undeveloped Coast and Heritage Coast, development within the Parish should, where necessary due to the size and scale of the development must demonstrate:

- a) how it maintains the intrinsic character of the landscapes affected;
- b) why it cannot be accommodated reasonably outside the Heritage Coast and Undeveloped Coast designations;
- c) How the natural assets and constraints of a development site have been assessed. Substantial harm to or loss of irreplaceable habitats such as ancient woodland and within historic boundary features, banks and ditches should be wholly exceptional;
- d) how opportunities for improving public access to and the enjoyment of the coast have been included.

6.3.5 This Plan promotes the NPPF definition of Green Infrastructure (GI) as 'A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities'. All future developments should where appropriate demonstrate an awareness and management of wildlife corridors through the parish and connecting to the broader green infrastructure of South Devon. Any development should also be informed by the Wildlife Resource Map and species record produced for the Plan¹⁷. The purpose of referring to the South Hams Green Infrastructure Framework is to build on the Strategic Aims and Actions of the framework adding and improving the GI resource at a local level.

6.3.6 Within the parish and particularly around Galmpton there are a number of large elm trees which are resistant to Dutch Elm disease. Such natural and rare features are considered key components of the local GI.

Policy SH Env3 Safeguarding the biodiversity and Green Infrastructure throughout the Parish

Where appropriate due to the size and scale development proposals should:

- a) Include a Green Infrastructure plan to show how the development can improve greenspaces and corridors for people and nature, in the context of the parish and where possible connecting to the broader green infrastructure of South Devon.
- b) Include a biodiversity action plan which includes details of how the development will achieve a net gain in biodiversity in compliance with national policy requirements.
- c) Retain on site natural features such as Devon Banks, stone walls, hedgerows, protecting existing mature trees beyond those protected within a Tree Preservation Order.
- d) Where possible replace any alien and foreign species of trees considered invasive or harmful with indigenous species.
- e) Promote where reasonable opportunities for improving access to heritage assets through new walking routes.

¹⁷ Devon Biodiversity Records Centre

6.3.7 The designation of Local Green Spaces (LGS) is an opportunity for local people to decide which spaces should be protected. By designating land as LGS local communities will be able to rule out new development other than in very special circumstances. The sites illustrated in figures 16 A and B have been identified by the community as of special value to South Huish Parish and hold a particular significance to the place namely;

- Their beauty and tranquillity;
- Historic significance;
- Passive and active recreational value;
- High environmental quality;
- The richness of habitats and wildlife;
- To maintain the open character of the parish;
- The historic landscape setting of settlement is retained.

The justification for each site listed below against the criteria set in NPPF clause 100 is included within the evidence base as Appendix A3

Policy SH Env4 Local Green Spaces

The following areas illustrated in figures 16A and B are designated as Local Green Spaces.

LGS1 Cannon and Anchor, Outer Hope;

LGS2 The Downs, Outer Hope;

LGS3 Coastguard Station Gardens, Inner Hope .

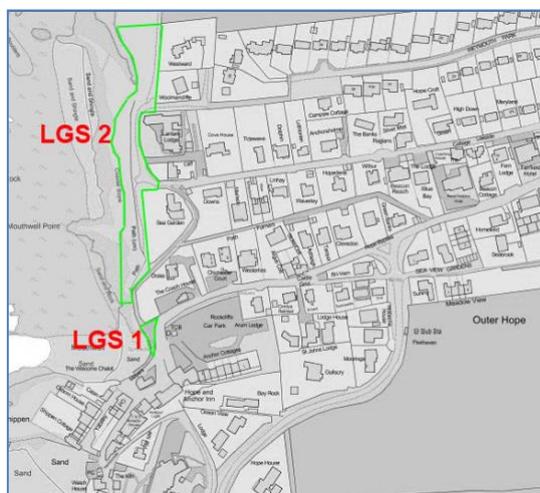


Figure 16A Local Green Space, Outer Hope Cove

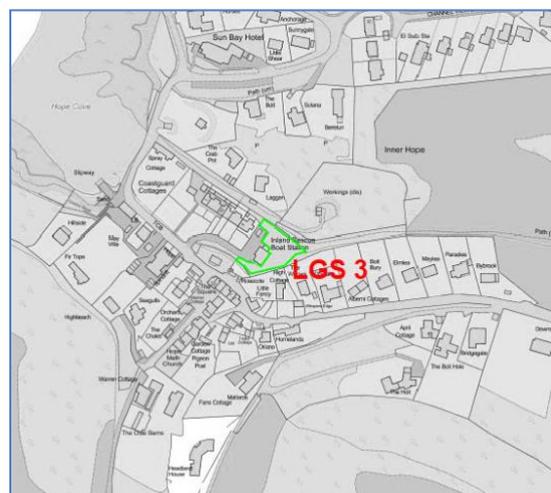


Figure 16B Local Green Space, Inner Hope



LGS 3 Coastguard Station Gardens,
Inner Hope

South Huish Neighbourhood Plan

6.3.8 The community have identified a number of locally important views across the parish from public spaces and routes that take in important buildings, settlements or locally distinctive land or water based landscape features. This Plan sets out to protect these views. The views help define the character of the Parish and the AONB as outlined in AONB Management Policy Lan/P6. Development within the foreground or middle ground of these views should not harm and should, where possible, contribute positively to the existing composition of natural and built elements. The description of each view and points to be considered are included below and within the evidence base as Appendix A4. The views comprise panoramas within the acute angle of two arrows defining the extent of the view. The views cover distant ones of the settlement or are more localised within the settlement.

Policy SH Env5 Locally Important Views

Locally important views are illustrated in figures 17A and 17B. The quality of the views to the coast or the countryside should be safeguarded in any future development within the Parish. Development should not be overly intrusive, unsightly or prominent to the detriment of the view as a whole, or to the landmarks within the view.



Figure 17A
Locally
Important
Views ;
Hope Cove



Locally Important Views

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

6.3.9 This Plan supports JLP policy DEV35 (Renewable and low carbon energy). Through the consultation process the community have expressed interest in supporting more renewable energy generation in the parish. Not all technologies are appropriate for this sensitive landscape; there is potential for biomass, hydro-electric and small scale roof mounted solar. Solar farms or wind turbines are not considered suitable for the parish.

Policy SH Env 6, Encouraging renewable energy and low carbon development

Where planning permission is required the development of small scale renewable energy generation where supported by the community will be encouraged, this includes:

- Biomass; where material is sourced from the coppicing local woodland and hedgerows;
- Hydro; power generation from local watercourses;
- Small scale solar power when roof mounted on domestic, employment and agricultural buildings;
- Ground source and air source heat pumps.

Wind turbines and large-scale ground mounted solar power are not considered appropriate methods of generation within the parish.

Where appropriate proposals should demonstrate that they will not affect the integrity of the Statutory and Non-Statutory wildlife sites within the parish and will have no detrimental impacts on South Devon AONB, and the SSSI's within the parish. Where necessary proposals must be supported by protected species surveys and the identification of any necessary mitigation measures.

For the purposes of this policy small scale is defined as less than 50Kwp.

6.3.10 Parts of South Huish are classified by the Environment Agency as at high risk from surface water flooding. Flooding periodically occurs in the valley running down between Galampton and Hope Cove. A report of the historic flooding incidents is included as Appendix B12. SHDC commissioned a report by hydrology consultants in 2013 assessing the flood risk and actions to be taken. However, to date no remedial work has been carried out. Flood risk could be reduced by a programme of remedial works and periodic regular maintenance. A mix of permanent improvements and regular maintenance is supported to eliminate regular flooding in the vicinity of the following sites:

- Meadow View Terrace
- New Road
- Lower Hope bypass
- Vicinity of Lodge House and St. John's Lodge

The locations of the flood risk where improvements are required is illustrated in Figure 18. The Plan supports any improvements and maintenance by Devon County Council of the areas that are noted to flood.

6.3.11 There have been recent improvements in the parish sewage system (foul and surface water) however concerns expressed by the Parish Council and Harbour Commissioners over sewer capacity

6.3.11 New development that increases the level of artificial light is a factor that threatens the survival of protected and threatened local wildlife. South Devon AONB Management Plan Policy Lan P4 (Tranquility) and LanP5 (Skylines and visual intrusion) seek to reduce the impact of external lighting and night time scenic intrusion. High levels of external glazing must consider the impact on the environment when internally lit. When security and other outside lighting is used on private and public premises, including floodlighting, encouragement will be given to ensure that it is neighbourly in its use. All external lighting should be deflected downwards rather than outwards or upwards and should when possible be switched off after midnight; any movement-sensors should be regulated to reduce illumination periods to a minimum.

Policy SH Env 8, Dark Skies and the avoidance of light pollution

Development should not detract from the unlit environment of the Parish.

The use of a high proportion of glass in walls and roofs without consideration of the impact on the environment when internally lit will be discouraged.

Security lighting, outside lighting and floodlighting should be designed to minimise their impact on the night sky and lighting deflected downwards and switched off after midnight.

6.4 Theme 3 Housing and homes

6.4.1 Purpose; to support the delivery of truly affordable, low cost housing in the parish. The introduction of a principal residence requirement for all new homes. The promotion of further homes for the elderly. New housing development is contained within the settlement boundaries and exception sites.

6.4.2 This Plan supports and expands on the housing policies of the JLP;

SO9; Maintaining the viability of the many sustainable villages in the rural area;

SO10; Maintaining a beautiful and thriving countryside;

SO11; Delivering high quality development;

TTV25; Development in sustainable villages;

TTV26; Development in the countryside;

TTV27; Meeting local housing need in rural areas;

TTV29; Residential extensions and replacement dwellings in the countryside;

DEV8; Meeting local housing need in the Thriving Towns and Villages Policy Area;

DEV9; Meeting local housing need in the Plan Area;

DEV10; Delivering high quality housing;

6.4.3 The housing needs survey 2017 (Appendix B5) reports that the number of second homes in the parish is considered to be the highest within the district. Council tax records show that out of the 428 properties registered for council tax purposes, 173 are classed as second homes or unfurnished. This gives a percentage of 40% of the properties within the area which are classed as unfurnished or second homes. Although significant this percentage does not reflect the full picture; a number of the remaining homes used as second homes are registered as businesses and excluded from the council tax records. A survey of each individual property in the parish undertaken by the Neighbourhood Plan Group (Appendix B13) indicates the following:

Area	Principal Residence		Second/Holiday Homes	
		%		%
Hope Cove	85	25%	258	75%
Galmpton	81	64%	45	36%
South Huish	9	31%	20	69%
Thurlestone Sands	2	5%	39	95%
Total Parish	177	33%	362	67%

6.4.4 There are 14 affordable homes for rent within the parish; 1 in Hope Cove and 13 in Galmpton. The housing needs survey notes that there is only one affordable housing property in Hope Cove. A total of 4 homes have been lost throughout time under the right to buy, 3 in Hope Cove and 1 in Galmpton. There is no alternative provision for other types of affordable housing in the parish, for

example, shared ownership or intermediate home ownership, such as, discount market sale. This lack of provision means there is no choice in affordable property and provides little opportunity for first time buyers on the lower income threshold.

6.4.5 The community survey indicates limited support for new housing growth focussing on more affordable housing in small developments within the village boundaries and no need was expressed by most for more market housing. There was also strong support for legal agreements to give local people priority on affordable housing.

6.4.6 The Housing Needs survey of 2017 recommended the provision of 8 new homes in the following five years , these are primarily starter homes for young people comprising:

- **Affordable rented;** 2no. 1 bedroom general needs and 3no. 2 bedroom general needs
- **Discount market/shared ownership;** 2 no.x2 or 3 bedroom properties

It is recommended that the Devon Home Choice figures are periodically revisited for any particular site. In addition it was recommended that the parish look at developing a local lettings policy and that any new properties that are developed as part of the Neighbourhood Plan should be bound by a legal agreement to ensure that local people are prioritised for any affordable housing. The Plan expects the housing need to be met through infill sites within the settlement boundaries and exception sites outside the settlement boundaries.

6.4.7 SHDC supports in principle the inclusion of a Principal Residence Requirement within Neighbourhood Plans where such a requirement is justified. In response to the question from the JLP Examination Inspectors whether ‘a restriction on the use of new dwellings as holiday homes was justified in the South Hams?’ ‘JLP Council’s response was as follows: ¹⁸

8.94 The number of homes not used as primary residence is particularly high in the South Hams part of the TTV. Both South Hams and West Devon received a substantial sum of money to deliver more affordable homes through the Community Housing Fund in recognition of this. Evidence also exists of in HO3, HO9, TP3, SHMA and CTB1 (council tax reports) and the Strategic Housing Market Assessment Part 1: The Housing Market Area and Updating the Objectively Assessed Need (HO13).

8.95 At this time it is considered that the appropriate mechanism to bring such a policy forward is a Neighbourhood Plan. It is through NO (sic) that the above District / Borough wide evidence can be reviewed, analysed and supplemented with a view to informing the need, justification and effectiveness of a restrictive policy.

8.96 To this end the Council (South Hams) resolution of 15 December 2016 stated that ‘this Council notes the ruling of the High Court (Case No: CO/2241/2016) in support of a housing policy known as ‘H2. Full Time Principal Residence Requirement’ as set out in St Ives Area Neighbourhood Development Plan and which provides that: ‘New second homes and holiday lets will not be permitted at any time ...’ and ‘supports Town and Parish Councils within the South Hams District to adopt similar policies in their own Neighbourhood Development Plan’

¹⁸ ¹⁸PSWDJLP Examination Hearing Statement Matter 8 Question 8.5(vi)

<https://www.plymouth.gov.uk/sites/default/files/JLPCouncilsResponseMatter8PolicyAreaStrategiesThrivingTownsVillages.pdf>

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

6.4.8. An ongoing study by the University of Exeter¹⁹ started in 2011 of second homes owners and permanent residents in North Devon is highlighting the growing number of second homes and the need to address this at a planning, or neighbourhood planning level.

Key facts emerging from the University of Exeter Study;

- The issue of second homes is becoming increasingly controversial in many countries – not least the UK, where the problem is widespread.
- Research is investigating the impacts and attitudes surrounding the phenomenon in North Devon, where second home ownership is notably popular.
- The initial findings highlight the complexity of the problem, with most survey respondents believing second homes make positive and negative contributions to the community.
- Planning departments need to understand how best to build on the positives and mitigate against the negatives if they are to design effective policies.
- The study will inform North Devon Council's future planning strategy and could help influence authorities facing similar difficulties across the UK.

6.4.9 Housing for Older People; This Plan supports additional provision of homes for elderly people within the parish. A study of the census data 2011 indicates that South Huish Parish has an ageing population. 38% of the permanent residential population is over 65 and this figure is increasing. The Plan must consider the housing needs of this demographic in the design and delivery of future homes. This Plan supports the provision of more adaptable homes to enable the ageing population to remain independent. The parish also need to consider how they work more closely with partners and volunteers in the social care and health services. A review of the Housing Needs Survey indicates that in the next 10 years there will be greater demand for homes for the elderly and sheltered housing with the opportunity of existing residents to downsize while remaining in their community.

Policy SH H1 Affordable Housing

Proposals for affordable housing development within the settlement boundaries or as exception sites will be supported where:

- a) The number of affordable homes to be delivered is in line with the need as defined by Devon Homes Choice or the local affordable housing register in place at the time and , where a need has been identified, includes custom and self-build plots where feasible;
- b) The range and size of dwellings is in line with the need as defined by Devon Homes choice including dwellings suitable for the elderly;
- c) It will provide housing for young families in the form of starter homes;
- d) Homes shall be occupied by people with a local connection;
- e) Affordable housing for sale is subject to a legal restriction to ensure the homes remain affordable and that the discount is maintained in perpetuity;
- f) Any cross-subsidy from market housing in line with SHDC Joint Local Development Plan Policy DEV 8, such market housing is subject to a principal residence condition as set out in Policy SH H2;

¹⁹ A place in the Country The Cost of Second Homes

https://www.exeter.ac.uk/media/universityofexeter/centreforsportleisureandtourism/pdf/londonshowcase/Jenny_Barnett.pdf

- g) The controls associated with development in the AONB as set out in National Planning Guidance are strictly followed.
- h) The inclusion of high speed digital technology such as broadband and good mobile phone coverage is supported to attract school, working age families and home working.

Such developments could include proposals for Community Led Housing.

6.4.10 This Plan supports the provision of a full time principal residence policy applied on all new build housing. Second home ownership makes a valuable contribution to the local economy and social fabric of the South Huish Parish. However the sustainability of the Parish is being compromised through the number of properties that are not occupied on a permanent basis. This policy will support the housing needs of local people and bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here and strengthen the community and local economy. This policy applies to all new build development both allocated and windfall sites where open market housing is proposed within the Neighbourhood Plan Area. A replacement dwelling is defined as a single new build dwelling replacing an existing dwelling, of equivalent size and design as the original dwelling.

Policy SH H2 Principal Residence

- a) New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a principal residence guaranteed through a planning condition or legal agreement.
- b) New unrestricted second homes will not be supported at any time.
- c) A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.
- d) Occupiers of homes with a Principal Residence condition will be required to keep proof that they are meeting the obligation or condition, and will be obliged to provide this proof if and when SHDC requests this information. Proof of Principal Residence includes but is not limited to residents being registered on the local electoral register and being registered for and attending local services including healthcare, and schools.

6.4.11 To coordinate with the NPPF and the JLP this Plan supports the consideration of Exception sites to deliver the aim of truly affordable housing within the Parish.

6.4.12 Community led housing initiatives will be supported on Exception sites. All new affordable housing will be subject to eligibility criteria requiring a local connection. New affordable housing shall be suppressed in value against open market values in perpetuity to ensure that dwellings continue to meet the affordable housing needs of local people.

Policy SH H3 Exception Sites outside the settlement boundary

This Plan supports the use of Rural Exception Sites to deliver affordable housing where they comply with National Policy and JLP policy TTV 27 and all other relevant policies in the Development Plan.

6.5 Theme 4 Transport Roads and Movement

6.5.1 Purpose; this Plan proposes imaginative improvements to parking, transport infrastructure, connectivity and accessibility within the Parish and to Kingsbridge and Salcombe. This Plan supports more sustainable modes of transport, however it is accepted that use of the private car will remain the first choice of transport to many however; public transport, cycling and walking are promoted as alternative transport modes.

6.5.2 Local Plan policies; this Plan supports and expands on the transport policy of the JLP;

Dev29; Specific provisions relating to transport.

Dev32; Delivering low carbon development.

6.5.3 The adequacy of sufficient parking spaces on existing and new dwellings is a major concern. On-street car parking by visitors, residents and staff employed locally is already a problem in Hope Cove and although there is a private permanent pay and display car park in Outer Hope it is only at capacity for peak periods in the summer, ad hoc and inconsiderate parking throughout Hope Cove leads to bottlenecks, congestion and disputes. Insufficient boat parking is also a concern. The transport and traffic aspiration is to improve the transport infrastructure for residents and visitors particularly pedestrians and cyclists.

6.5.4 It is an aspiration of the Plan that a sustainable solution be found early in the Plan period to manage and control traffic through the villages. The Parish Council will work with South Hams District Council, Devon County Council Highways team and Highways England to achieve this. The scope of the Traffic Management Plan should cover;

- The identification and safeguarding of emergency vehicle access routes through Hope Cove including the Devon Air Ambulance and movement of the lifeboat through Inner and Outer Hope.
- A re-assessment of existing parking arrangements for both permanent and temporary seasonal car parking, this should include consideration of local parking permits and a review of the period and design of seasonal parking. The visual and environmental screening from residential properties from car parks should be a major consideration;
- Consideration of a park and ride site serving Hope Cove located in the countryside on the edge of the parish;
- Subject to demand additional bus services and their frequency to best serve the parish during the summer and winter and the means to fund these services;
- Support of sustainable solutions to calm traffic through the villages of the Parish including;
 - a) Reduction of road speeds through Galampton and Hope Cove particularly at the Hope Cove Bypass and New Road;
 - b) Consideration of road safety measures between the villages;
 - c) Introduction of gateway features at the entrances to the village and changes in road surface treatment through the villages in order to calm and slow down traffic;
 - d) Introduction of safer pedestrian routes away from the highway including signing and safe surface treatments.
- The feasibility of pedestrianisation and service access only restrictions for the centre of Outer Hope during the summer period;
- Promote the introduction of cycleways where appropriate excluding the SW Coast Path;

South Huish Neighbourhood Plan

- Help establish new pedestrian routes including circular routes connecting Malborough, Galmpton, Hope Cove, South Milton, Hope Barton and Bolberry and an improved route for cyclists to Kingsbridge and Salcombe.

6.5.5 Any development proposal which result in a loss of car parking, trailer and boat parking, on or off street, within the villages must be compensated by providing an alternative which serves the site.

Policy SH T1: Car Parking

a) Proposals which are likely to generate an increase in on-street car, trailer and boat parking will be resisted, unless designed as part of an overall parking strategy within a development.

b) No development will be supported within the Parish that causes the loss in the number of public car parking spaces. Should the spaces be relocated, there should be no reduction in their convenience and proximity to the village centre.

c) New residential development including sheltered housing must, as a minimum comply with adopted parking standards ensuring there is no increase in on-street car or boat parking. Where achievable the following parking standards should be met;

1 bedroom 1 space plus 1 space per 3 dwellings for visitors;

2 bedrooms 2 spaces;

3 or more bedrooms 3 spaces.

d) New car parking proposals which adversely affect the setting of a development and surrounding landscape features will be discouraged;

e) Provision of car spaces and charging points for electric vehicles and other ultra-low emission vehicles will be supported.

6.5.6 This Plan proposes improvements in connectivity within and beyond the parish through an improved network of walking and cycling routes. On current footpaths this Plan recommends better connections to existing and future development and improvements such as better drainage and surfacing. The existing footpath network is shown in Figure 19. Proposals for new footpaths and changes to existing public rights of way, new surfaces and structures must follow due legal process and obtain consent of the land owners and the Highways Authority.

Policy SH T2: Footpaths and cycleways

New development in the Plan area should where possible link to a safe path network that connects the Parish, surrounding settlements, and the SW Coast Path. Where appropriate, opportunities to improve and extend the existing network will be sought as part of any development proposals. New footpaths should:

- a) have durable surfacing and effective drainage;
- b) be easy to navigate with discreet rural signage;
- c) be accessible to those with special needs where feasible;
- d) include improved footbridges and stiles where required;
- e) protect wildlife habitats as outlined in the Wildlife Resource Map (Appendix B10) and any future revision included in the Evidence Base.

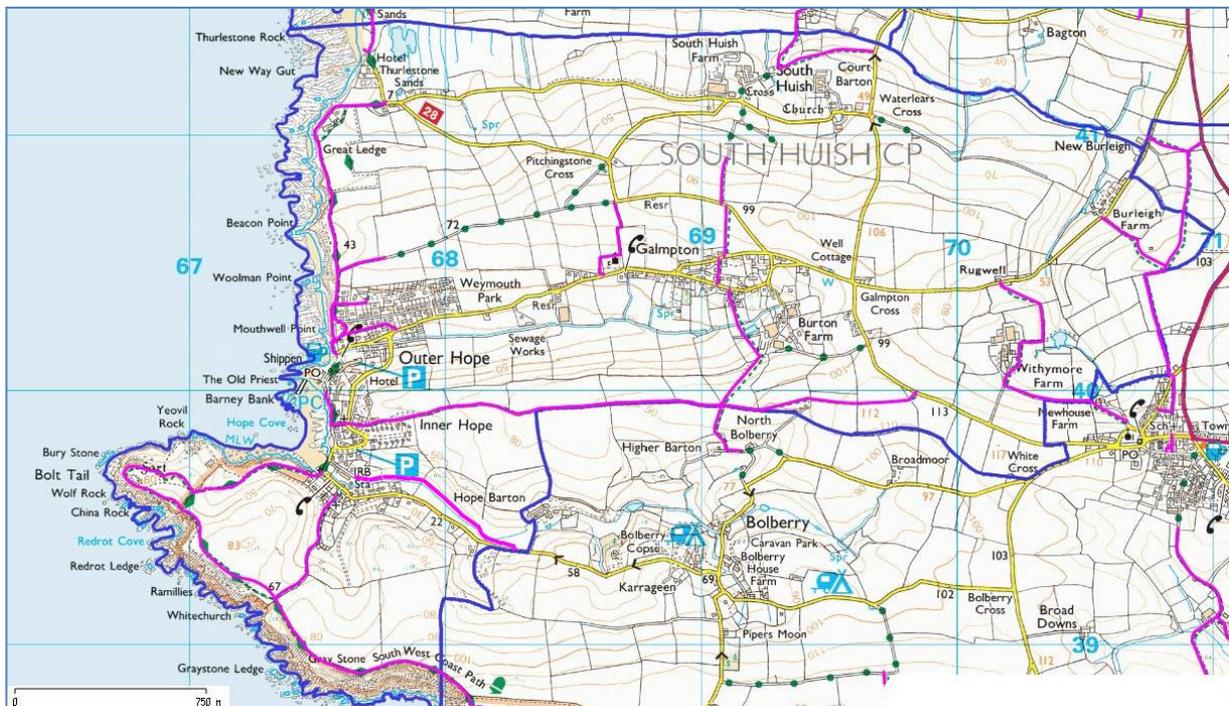


Figure 19 Public Rights of Way and footpath network shown in pink, parish boundary in blue.

6.6 Theme 5 Health and Wellbeing

6.6.1 Purpose; the promotion of new and improved built and open air community facilities which should include but not limited to a new play area for Hope Cove, improved beach facilities including a beach shower within the toilet building at Outer Hope and improved local shops and services.

6.6.2 In the context of this Plan wellbeing refers to the diverse and interconnected qualities of physical, mental, and social well-being that extend beyond the traditional definitions of health.

'Provision of local amenities can improve mobility and social engagement among older adults (Laevsseur, 2015). Mixed land use developments that prioritise access to schools, recreational centres and social amenities can increase physical activity among children, adolescents and older adults'²⁰

Public Health England 2017

6.6.3 Land or water based recreation makes an important contribution to quality of life in the Parish for all ages. At present the Parish benefits from a number of indoor and outdoor amenity spaces and facilities that bring people together for sporting, recreational, social and leisure and spiritual wellbeing. The assets that are accessible to the community comprise:

- The Parish Hall Galmpton;
- The Fisherman's Reading Room;
- Places of Worship;
- South West Coast Path and recreational walks and rights of way throughout South Huish Parish and into the AONB;
- Local parks and play spaces;
- Beaches.

6.6.4 To service the local residential community, it is essential that these facilities are preserved and maintained as a minimum of provision and additional facilities are brought forward in parallel with future growth and changes in the population profile. Additional facilities should seek to enhance and coordinate with the existing ones. Many of the external spaces used for passive recreation are identified within the Local Green Space Policy SH ENV4.

6.6.5 The housing policies of this Plan support additional provision of homes for elderly people and young families within the parish. Additional community facilities should be planned to serve these groups including supporting social care and health services.

6.6.6 This Plan supports and expands on the policies of the JLP;

Dev 1; Protecting health and amenity;

Dev 2; Air, water, soil, noise and land;

Dev 3; Sports and recreation;

Dev 4; Playing pitches;

Dev 5; Community food growing and allotments.

²⁰ Public Health England Spatial Planning for Health, An evidence resource for planning and designing healthier places 2017.

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

Policy SH HW 1, Community Facilities

The following community facilities shown in Figure 20 have been identified as important to the vitality of the community:

1. Parish Hall Galmpton
2. Fisherman's Reading Room, Inner Hope Cove;
3. Church of Holy Trinity, Galmpton;
4. Methodist Chapel, Inner Hope;
5. St. Clements Chapel of Ease between Outer and Inner Hope;
6. Public Toilets, Outer Hope.

Development that results in the loss of community facilities or that results in any harm to their character, setting, accessibility, appearance, general quality and amenity value will only be permitted if they are replaced by community facilities and/or public spaces of equal or higher quality, economic viability and value to the community or it can be demonstrated they are no longer needed.

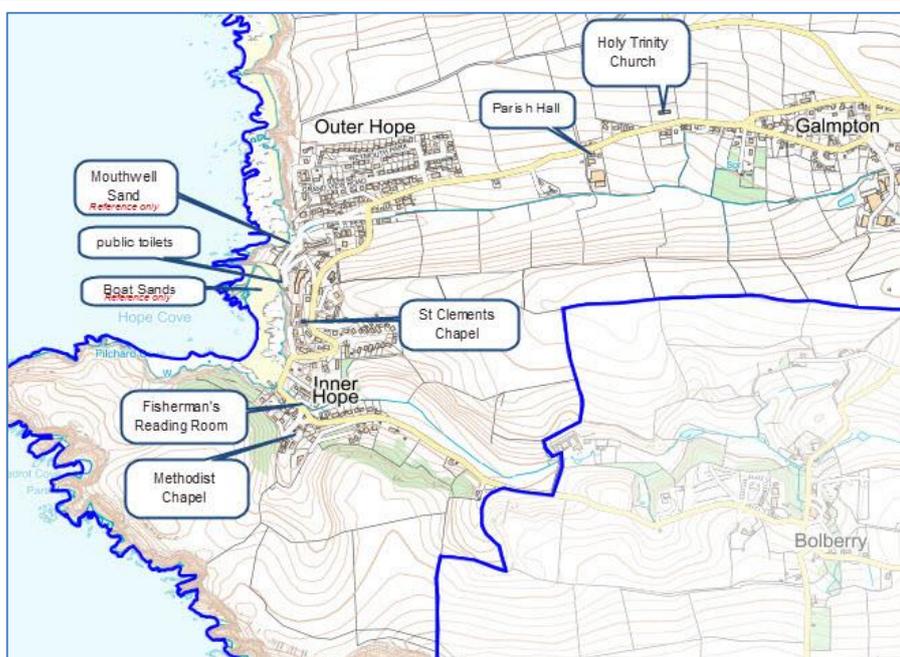


Figure 20 Community Facilities in the Parish

6.6.7 Open Space, Sports and Recreation (OSSR) facilities proposed within the parish should be in accordance with the priorities and projects identified in the latest South Huish Parish OSSR Plan. Facilities identified include; a new children's play area in Hope Cove and beach showers within the toilet building in Outer Hope.

Policy SH HW 2 Open Space

New residential development will where practicable be expected to deliver new community facilities including OSSR facilities on site. On smaller sites or where this is not practicable a planning obligation will be sought to mitigate the impact of new residents through new and improved provision in an appropriate location.

Proposals that involve the use of land in the countryside to facilitate and enhance informal recreational activities and access related to the enjoyment and interpretation of the countryside will be supported where they would protect and enhance the South Devon AONB, countryside, historic environment, and other land uses in the vicinity. Any proposals that improve access to existing public rights of way will be supported.

Ancillary facilities must, where practicable, be accommodated in existing buildings that are of a general design in keeping with their surroundings.

6.6.8 Proposals that enhance the viability, community value of the Outer Hope Cove Shop and Post Office and other retail outlets such as galleries and kiosks will be supported. Proposals that result in either their loss or in significant harm to them will be resisted.

Policy SH HW3 Local Shops and Services

The provision of new shops and services will be supported. The loss of any existing shops and services will not be supported unless it is no longer viable. The applicant must demonstrate this through an independent assessment that the vacant unit has been actively marketed and offered at a reasonable rent for a minimum period of two years.

6.7 Theme 6, Historic built environment and heritage

6.7.1 Purpose; The protection of nationally recognised and locally important, non-designated heritage assets both of which help shape the parish and its settlements. Establishing a set of locally specific design standards applicable to future development inside and outside of the Inner Hope conservation area. The promotion of high quality design throughout the parish.

6.7.2 This Plan supports and expands on the policies of the JLP including;

Dev 20: Place shaping the quality of the Built Environment;

Dev 21: Conserving the Historic Environment;

Dev 22: Development affecting the Historic Environment;

Dev 32: Delivering low carbon development.

6.7.3 The character of the Parish and in particular Hope Cove and Galmpton has been damaged by development that has not reflected the traditional settlement pattern or respected the historic buildings which surround them. The cumulative impact of many small scale changes is being strongly felt across the Parish. Any development affecting the existing heritage assets whether already listed or included in the schedule of non-designated assets of this Plan should respect the asset in terms of design, scale and density. The details of the selection criteria used for each Non-Designated Heritage Asset are set out in Appendix A5 .

Policy SH HBE 1 Non-Designated Heritage Assets

The historic environment should be conserved and enhanced. Proposals that directly or indirectly affect the significance of the following non-designated heritage assets illustrated in Figures 21A, 21B and 21C should be judged according to the scale of any harm or loss and the significance of the asset to the parish;

1. The ruins of Saint Andrew's Church, South Huish
2. Fisherman's Reading Room Inner Hope
3. Methodist Chapel Inner Hope (1862)
4. St Clements Church Hope Cove
5. Harbour Wall Outer Hope
6. Pilchard Cellar Outer Hope
7. The Kiln Outer Hope
8. The Sea Captain's Houses (Ashleigh, and Tarqua,) Outer Hope
9. Terrace Outer Hope comprising Shippen Cottage, Harbour Cottage, Anchor Cottage and Camac Cottage, Osborn House, Yabsley Cottages, and Moorings.
10. The Cannon and Anchor, Outer Hope
11. The Pill Box, Boat Sands, Outer Hope

South Huish Neighbourhood Plan

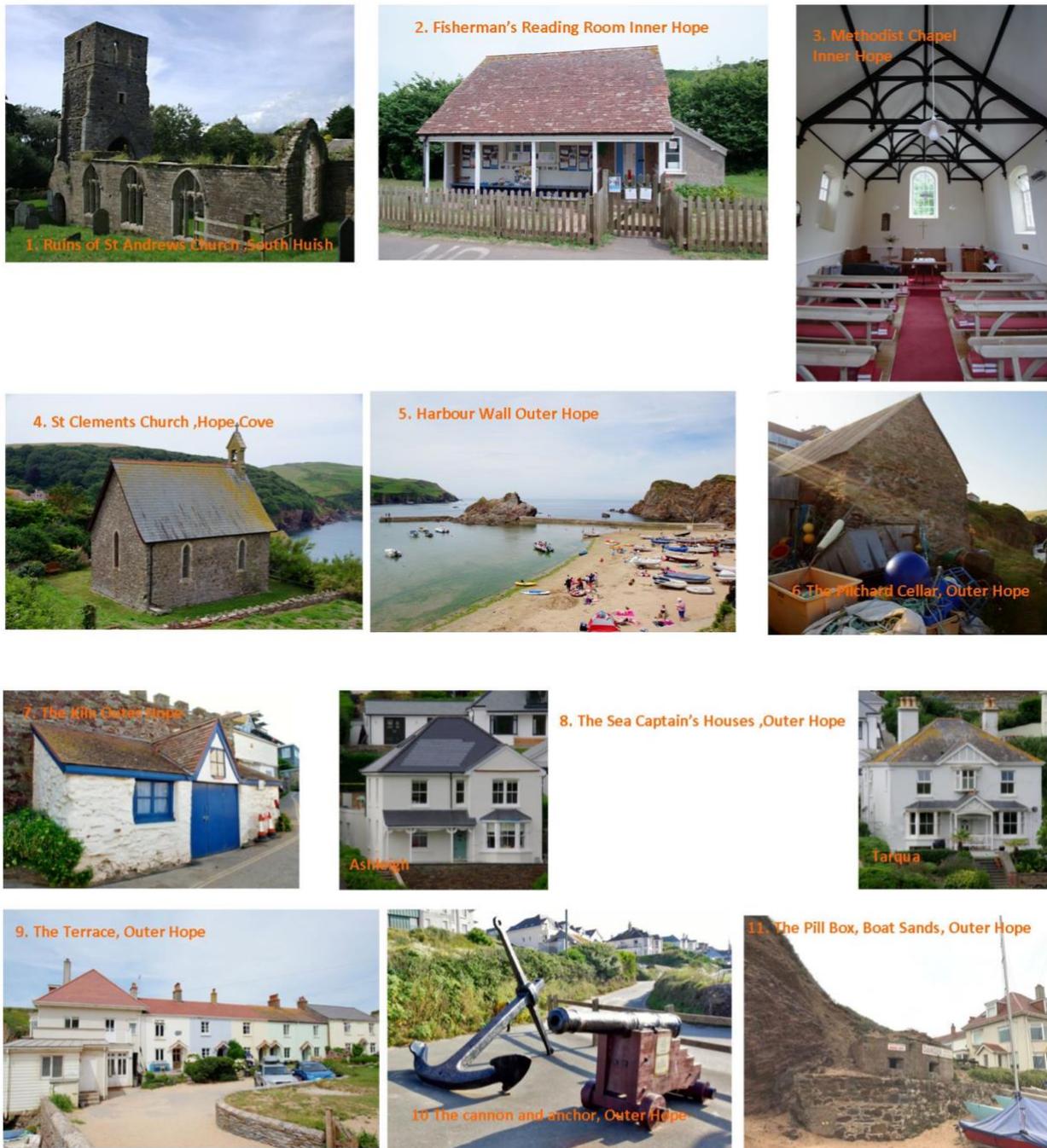


Figure 21 Local heritage assets

South Huish Neighbourhood Plan

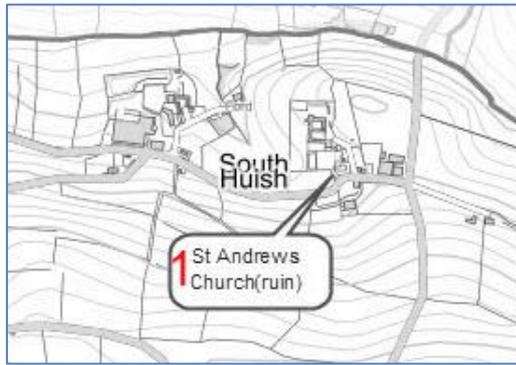


Figure 21A Local Heritage Asset South Huish

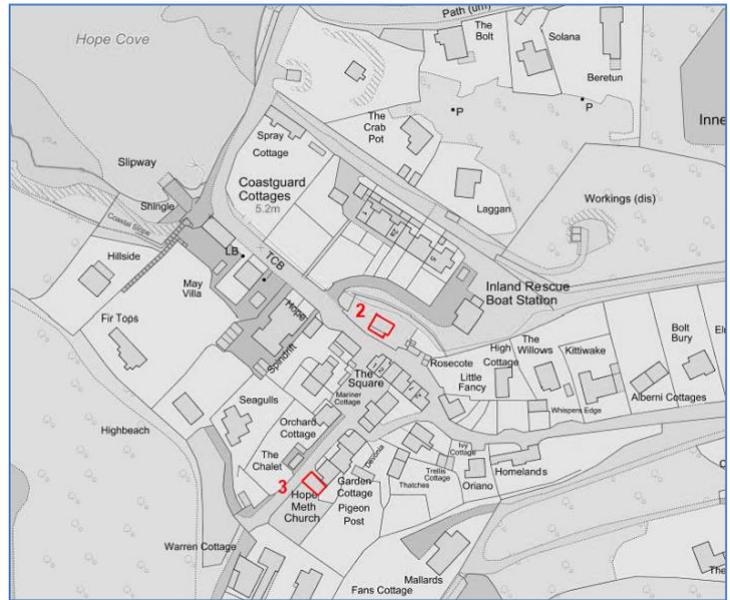


Figure 21B Local Heritage Assets Inner Hope

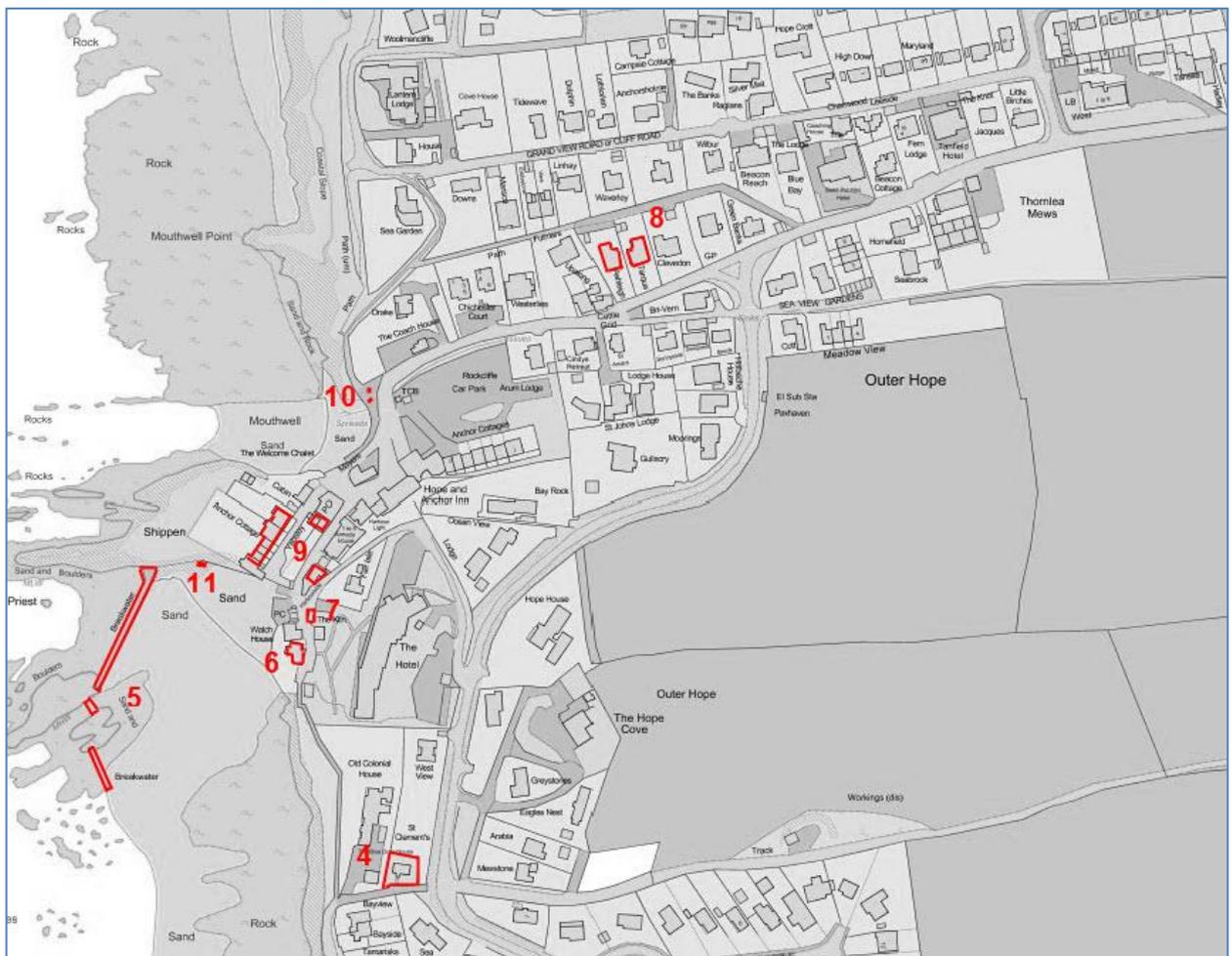


Figure 21C Local Heritage Assets Outer Hope

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

6.7.4 The characteristics of a conservation area are normally defined by the Local Planning Authority within a Conservation Area Appraisal. It is unfortunate that to date an appraisal has not been produced for the Inner Hope Conservation Area, in the absence of this the area is characterised by:

- A place of 'distinctive character' one of the scenic gems of the South Hams²¹
- A 13thC cluster of fishermen's cottages which remain predominantly intact;
- The thatched cottages centred around the village square exhibit a traditional vernacular architectural quality;
- The historic streets are well defined by the well-structured and historic building layout;
- Connections to its fishing and seafaring origins through the presence of the Fishermen's Reading Room, the Lifeboat House and Coastguard's cottages.
- The landscape setting of the village within the AONB and its links via established footpaths to the surrounding countryside and sensitive coastal landscape;
- The existing buildings frame views and glimpses of the surrounding countryside and coastline;
- The character is compromised by the predominance of the private car.

6.7.5 Much of Inner Hope is designated a Conservation Area (see figure 7). The setting of the Conservation Area as well as the individual buildings within it should be respected. In addition to the village square the area of open land south of Spray cottage, the Old Duty Room (now the Old Guard) and the Coastguard cottages is important to the village setting and should not be compromised.

Policy SH HBE 2: Safeguarding Designated and Non-Designated Heritage Assets and the Conservation Area

All proposals in the Conservation Area and in the vicinity of Designated and Non Designated Heritage Assets must comply fully with National Planning Policy and the Development Plan relating to the Historic Environment and:

- a) use high quality materials that complement the local and traditional palette of materials used within the Parish.
- b) where relevant, include design features such as setbacks, stone, or render walls and roof details that reflect the character and appearance of the surrounding buildings.
- c) for extensions, new doors, windows and roofing materials should be a similar appearance to those used in the construction of the exterior of the original building.

6.7.6 The volume of seasonal visitors and the past pressure for development has had an impact on the parish particularly Inner and Outer Hope. Any new development in the parish should contribute to the overall enhancement, improvement and resilience of the area. This applies to both new buildings and spaces including improved street furniture and surface treatments.

6.7.7 All new development and spaces must apply the Crime Prevention through Environmental Design (CPTED) attributes together with the practices and principles of Secured by Design²².

²¹ South Hams Local Plan 1989 to 2000 K10 (Hope Cove and Galmpton)

²² Secured by Design guidance including the key attributes of CPTED

<https://www.securedbydesign.com/guidance/design-guides>

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

Policy SH HBE 3: Design Quality within the Parish

Development proposals in South Huish Parish should demonstrate high quality design and will be supported where:

- They are innovative and locally distinctive using a palette of materials that respond to and integrate with the local built surroundings, landscape context and setting. The use of local stone is supported and imported stone from outside the South Hams discouraged. A contemporary design solution will be supported providing it respects the context and setting.
- Building setbacks reflect adjoining buildings;
- They incorporate the principles of sustainable and low carbon design as defined by Joint Local Plan Policy Dev 32;
- It has regard to the requirements of CPtED and 'Secured by Design' to minimise the likelihood and fear of crime and acts of anti-social and unacceptable behaviour and community conflict in the built environment;
- It reduces the dependence on the private car by supporting and connecting directly, where achievable to other more sustainable modes such as walking, cycling and public transport;
- It retains and protects, wherever possible existing trees and hedges in situ. Any lost trees or hedges should be replaced elsewhere on site if possible;
- It does not exacerbate flooding risks;
- Existing footpaths or public rights of way must be retained, or acceptable diversions agreed.

The subdivision of existing plots will only be supported where there is no loss in character or environmental quality of the surroundings, there is suitable highway access on at least one boundary, plot and unit sizes are comparable with adjacent properties, adequate amenity space is provided and the amenity of adjoining properties is not compromised.

6.8 Theme 7, Education and training

6.8.1 Purpose; To promote the development of local and rural skills to maintain them for future generations, assist the local economy and provide opportunities for young people to stay in the parish.

6.8.2 This Plan supports and expands on the policies of the JLP including;

SO11; Delivering High Quality Development

Dev15; Supporting the Rural Economy

Dev19; Provision of local Employment and skills

6.8.3 The loss of traditional and rural skills is a concern to the community. The parish will work with local and national bodies to make sure these valuable traditional skills don't die out. Potential partners include Historic England and Natural England.

6.8.4 The hospitality, farming, rural construction and fishing industries are evolving employment sectors, with a range of exciting career opportunities. All future development within the parish in these sectors should work with further education colleges including but not limited to South Devon College, the Cornwall College group (including Duchy, Bicton and Falmouth Colleges) and Plymouth City College to ensure the greatest opportunities are afforded to local people.

6.8.5 Opportunities for the development and promotion of local traditional and rural skills such as fishing, fish processing, farming, rural construction and safeguarding these for future generations will be encouraged. Development proposals in the hospitality, tourism, fishing, rural construction and agriculture sectors will be supported where they provide training facilities to improve the knowledge and skills of local people.

7. A sustainable South Huish and delivery plan

7.1 Sustainable Development

7.1.1 One of the fundamental factors underlying this Plan is that it contributes to making the Parish of South Huish more sustainable. This Plan respects the Government's approach to sustainable development as set out in the National Planning Policy Framework. A clear definition of sustainable development provided by Locality²³ is;

'Enabling growth to cater for the needs of current generations but ensuring that growth doesn't mean worse lives for future generations'

7.1.2 Some of the features of this Plan that make the Parish more sustainable are:

- A high level of community engagement;
- Mixed transport options encouraging use of public transport, walking and cycling;
- More local employment provision;
- More community facilities to promote health and wellbeing;
- Promotion of high quality design;
- New housing that responds to local needs and all ages;
- Protection and enhancement of the AONB, wildlife areas and measures to support biodiversity;
- Conserving historic buildings and environments;
- Recognising the importance of landscape and open space, protection of ancient hedgerows, and deciduous woodlands)

7.2 Delivery

7.2.1 The Neighbourhood Planning Group set up by the South Huish Parish Council to develop, champion and engage the community on the Neighbourhood Plan will in due course either transfer the responsibilities for delivering the Plan back to the Parish Council or a new community-led body should be formed capable of co-ordinating, stimulating and supporting project initiatives identified by the Plan.

7.2.2 Some projects will simply be brought forward by private individuals and independent organisations wishing to invest in site(s) and policies. However, many aspects of the Plan will be driven by public and community investment. Funding bids may have to be prepared and submitted and resources allocated. Some land and/or assets may also need to be transferred into community ownership.

7.2.3 The governance of specific initiatives that are being enacted on behalf of the wider community need to be carefully thought through. For some actions it will be most efficient and practical if the Parish Council, District Council or another public agency takes the lead, steering and management of the tasks becomes key to ensure that proper co-ordination and 'ownership' of the outputs is achieved. For the Plan to be successful the Parish Council will need to take a strategic role as owners of the Plan and keeping the 'whole picture' across the Parish in focus. However, there are aspects of the Plan that will need to be explored in greater depth with a tighter group of participants that may have particular interests, covering matters like;

²³ Locality Neighbourhood Plans Road Map Guide page 44

All mapping in this document has been sourced from Parish Online. © Crown copyright and database right all rights reserved (0100056699) 2019©Contains Ordnance Survey data Crown Copyright and database right 2019

- Employment;
- Natural Environment;
- Housing;
- Transport;
- Built Environment;
- Health and wellbeing;
- Education and training.

7.2.4 The above groups will be provided with simple reporting and governance/terms of reference in order to ensure proper co-ordination. It is recommended that a member of the Parish Council might chair each group. In order to be effective, these groups will have the liberty to co-opt individuals such as representatives of key external agencies. It is very important that such inclusion within the governance, decision-making or delivery structures of these initiatives does not mean that community representation is relegated to a minority stake.

7.2.5 This Neighbourhood Plan has been developed to plan sustainable growth in South Huish Parish for the period of up to 2034. A formal review process will be undertaken by the Parish Council in consultation with the community and Local Planning Authority every five years. This is to ensure the Plan is still current and remains a positive planning tool to deliver sustainable growth in the parish. In addition the delivery of the theme sub-groups referred to in paragraphs 7.2.3 shall be monitored annually by the Parish Council and a progress report posted on the Council's website.

8. What happens next?

8.1 This is the final version of the document; it has been prepared for the Referendum Stage of the Neighbourhood Planning process.

8.2 The Plan and supporting evidence are available on the South Huish Neighbourhood Plan website <http://www.southhuish-pc.org.uk/community/south-huish-parish-council-7962/neighbourhood-plan/>.

List of Acronyms/glossary

CWS County Wildlife Sites

CRT Cliff Rescue Team

CPtED Crime Prevention through Environmental Design

DCC Devon County Council

DUC Devon's Undeveloped Coast

EA the Environment Agency

GI Green Infrastructure

HE Highways England

HHC Hope Harbour Commission

IMD Index of Multiple Deprivation

JLP the Joint Local Plan for South Hams, Plymouth and West Devon Councils (2014 to 2034)

LGS Local Green Space

MCA Maritime and Coastguard Agency

NE Natural England

NPG the (South Huish) Neighbourhood Planning Group

NPPF the National Planning Policy Framework

ONS Office of National Statistics

OS Ordnance Survey

OSSR Open Spaces, Sports and Recreation Plan

PPS Planning Policy Statement

RNLI The Royal National Lifeboat Institution

SAC Special Area of Conservation

SHDC South Hams District Council

SSSI Sites of Special Scientific Interest

TTV Thriving Towns and Villages

NP Neighbourhood Plan

MW Megawatt

UK United Kingdom

SW South West

Appendices and Background Evidence Base

Appendix	Description	Weblink
A1	Basic Conditions Statement	<p>All appendices listed here can be found on the Parish website and by clicking the following link;</p> <p>http://www.southhuish-pc.org.uk/community/south-huish-parish-council-7962/neighbourhood-plan</p>
A2	Consultation Statement	
A3	Local Green Spaces	
A4	Locally Important Views	
A5	Non-designated Heritage Assets	
B1	Neighbourhood Plan community questionnaire	
B2	Questionnaire textual responses	
B3	Questionnaire responses	
B4	Business survey responses	
B5	Housing Needs Survey report	
B6	Housing Needs Survey questionnaire	
B7	Business Survey questionnaire	
B8	Not used	
B9	Listed Buildings South Huish Parish	
B10	Wildlife Resource Map South Huish	
B11	List of Businesses South Huish	
B12	Flooding Report	
B13	Analysis of South Huish residents	
B14	Census NOMIS data 2011	
B15	Devon Joint Strategic Needs Assessment 2017	
B16	South Huish Parish data 2001,2011 and 2017	
B17	Wildlife appraisal of Inner Hope LGS1 by Gordon Waterhouse	
B18	Outer Hope (flood prevention) Feasibility Study Atkins August 2013 for SHDC	
B19	Definition of Affordable Housing (NPPF 2019)	
B20	Non Designated Heritage Assets, Listed Buildings and Scheduled Monuments-DCC Historic Environment Team	
B21	JLP Thriving Towns and Villages; Settlement Boundary Draft Topic Paper TP2 March 2017	