

Our Frogmore & Sherford Community NEIGHBOURHOOD PLAN

Regulation 14 of the Neighbourhood Planning (General) Regulations 2012



PRE-SUBMISSION CONSULTATION & PUBLICITY

- You are invited to read the draft Neighbourhood Plan and write your views and comments in this document at one of the drop-in meetings,
- or if preferred, submit them via the website:
· frogmoreandsherford.co.uk/np-feedback-form/
- or email them directly to:
npfeedback@frogmoreandsherford.co.uk
- or post / deliver by hand to:
Nigel Smith, Chair, Frogmore & Sherford Parish Council,
2 Homefield Cottage, Sherford, TQ7 2AT.

PLEASE MAKE YOUR REPRESENTATIONS BY FRIDAY, 3rd APRIL 2020

Views and comments received from consultees will be carefully considered by the Neighbourhood Plan Steering Group and recorded in a Consultation Response Report. This will be submitted to South Hams District Council together with the final draft Neighbourhood Plan.

In making representations you are requested to provide your name and address and/or post code to assist in any follow up discussions. Respondent names will be recorded in the Consultation Response Report unless omission is specifically requested. Please note that contributions made entirely anonymously may carry less weight.

The District Council will, thereafter, submit the Neighbourhood Plan for expert examination and once in agreed form, will hold a local referendum. All on the parish electoral role will be eligible to vote in the referendum.

The plan is accompanied by the following supporting documents:

- Statement of Basic Conditions
- Statement of Consultations
- Monitoring Framework
- Evidence Base

Please complete this form to record your views and comments on the draft Neighbourhood Plan on the attached pages.

I require my representation to be recorded and duly considered by the Frogmore and Sherford Neighbourhood Plan Steering Group in finalising the draft to be submitted to South Hams District Council.

Name (requested): _____

Address (optional): _____

Post Code (requested): _____

Telephone (optional): _____

Email (optional): _____

Please tick this box if you do not wish your name to appear in the Consultation Response Report.

Please note that contributions made anonymously may carry less weight.

POLICY FSNP 1: THE LANDSCAPE

Development shall not harm but maintain and enhance the landscape by:

1. Having regard to national and local strategic policies for the AONB and the coast and to South Devon AONB Planning Guidance.
2. Safeguarding and enhancing local features that make a positive contribution to the landscape, particularly areas of green space.
3. Incorporating high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes and provides mitigation from harm.

POLICY FSNP 2: FROGMORE CREEK

1. Development shall not harm but maintain and enhance Frogmore Creek, paying particular regard to its special scenic character and biodiversity value and having regard to national and local strategic policies for their protection.
2. Public access to Frogmore Creek must not be reduced or inhibited unless in conformity with prevailing Harbour Estuary and Nature Reserve byelaws.

POLICY FSNP 1: THE LANDSCAPE

POLICY FSNP 2: FROGMORE CREEK

POLICY FSNP 3: HERITAGE AND CONSERVATION

Development shall not harm but shall conserve and enhance designated and non-designated heritage assets and their settings, both above and below ground, by having regard to national and local strategic policies for heritage and conservation.

POLICY FSNP 4: TRANQUILITY AND DARK SKIES

1. Proposals should be designed so as to limit the impact of light pollution from artificial light on local amenity, on intrinsically dark landscapes and the natural environment, in accordance with the Institute of Lighting Professionals' best practice.
2. Proposals should be designed to limit the impact of noise pollution from all sources.

POLICY FSNP 5: SETTLEMENT BOUNDARY

1. Development will be permitted inside Frogmore village's settlement boundary shown in the plan, provided it is in scale and character with the site and surroundings and will cause no significant adverse impacts on the natural or historic environment, amenity, traffic, parking or safety.
2. Elsewhere in the parish, development will be strictly controlled and only permitted where it can be delivered sustainably and requires a countryside location or will meet a proven local need which cannot be met inside the settlement boundary.

POLICY FSNP 3: HERITAGE AND CONSERVATION

POLICY FSNP 4: TRANQUILITY AND DARK SKIES

POLICY FSNP 5: SETTLEMENT BOUNDARY

POLICY FSNP 6: DESIGN AND CONSTRUCTION

All new development shall:

1. Be of high design quality clearly derived from the site context, respecting the local vernacular, safeguarding local distinctiveness and in scale and keeping with its setting.
2. Enhance local character and protect local heritage, biodiversity, landscape, views and skylines.
3. Be safe, attractive, inclusive and accessible for all.
4. Provide for its own car parking requirements, with a minimum of two car parking spaces for two-bedroom dwellings and a minimum of three spaces for dwellings with three bedrooms or more.
5. Support and encourage construction which exceeds the statutory minimum use of sustainable materials and minimises use of non-renewable resources, contributing to reducing carbon emissions and maximising solar gain energy capture.
6. Mitigate risks relating to contamination, erosion or flooding and not cause unnecessary noise, light or other pollution.
7. Provide safeguards during construction to protect against environmental damage or local nuisance.
8. Protect residential amenity without negative impacts for neighbours in terms of privacy, overlooking, overbearing and dominant impact, loss of daylight and sunlight, noise and disturbance, odours or fumes.

POLICY FSNP 6: DESIGN AND CONSTRUCTION

POLICY FSNP 7: RENEWABLE ENERGY

1. Proposals for large scale renewable energy developments will not be permitted unless they can be shown to have no unacceptable impact on landscape, vistas and views, biodiversity or local amenity,
2. Proposals for individual and community scale renewable energy schemes, such as solar voltaic panels, biomass facilities, anaerobic digesters and wood fuel products will be supported providing they will:
 - a. be appropriate in siting and scale to the local setting and the wider landscape,
 - b. create no unacceptable impact on the amenities of local residents, and
 - c. have no unacceptable impact on any feature of natural or biodiversity importance.
3. Support and encouragement will be given to developers aiming to provide developments with at least 20% of energy needs from on- site renewable energy.
4. Commercial and residential developers should aim to make provisions for electrical vehicle charging.

POLICY FSNP 7: RENEWABLE ENERGY

POLICY FSNP 8: AFFORDABLE HOUSING PROVISION

Proposals for affordable housing will be supported, subject to viability, as either infill (including reuse of previously developed land) or as a rural exception sites, including a village housing initiative or community-led housing, provided the proposal meet the following criteria that it:

1. Can demonstrate that it will meet clearly identified local housing needs.
2. Comprises a small-scale scheme of up to 10 dwellings with an appropriate mix of dwelling types and sizes, reflecting the identified need.
3. Is located where it will enhance or maintain the vitality of a village community and the parish as a whole.
4. Will be occupied only by people with a local connection or who comply with a main residence Dev-on covenant (or similar mechanism to be agreed by the Council) or who meet the Council's community-led housing eligibility criteria.

POLICY FSNP 9: PRIVATE HOUSING DEVELOPMENT

New private housing development sites shall be small scale and generally comprise no more than 3 dwellings in order to respect and maintain the rural character of the parish and its community.

POLICY FSNP 8: AFFORDABLE HOUSING PROVISION

POLICY FSNP 9: PRIVATE HOUSING DEVELOPMENT

POLICY FSNP 10: SECOND HOMES

The introduction of a principal residence policy for new homes is considered premature, however, growth in second homes and holiday letting properties will be kept under review and the position will be revisited should the combined total rise above 20% of the total number of dwellings in the parish.

POLICY FSNP 11: SUSTAINABLE BUSINESS GROWTH

1. New business premises, visitor and tourist accommodation and associated facilities will be acceptable in principle within settlement boundaries.
2. Outside these boundaries such development will generally be acceptable if it involves:
 - a. an improvement of an existing business and / or
 - b. the reuse of traditional agricultural or other buildings.
3. In each case the development must be capable of being delivered sustainably, in scale and character with the site and its surroundings and cause no significant adverse impacts on the natural or historic environment, amenity, traffic, parking or safety of the area.

POLICY FSNP 10: SECOND HOMES

POLICY FSNP 11: SUSTAINABLE BUSINESS GROWTH

POLICY FSNP 12: TELECOMMUNICATIONS

Proposals to upgrade and expand electronic communications, broadband and technologies that enhance quality of life and amenities will be supported, providing apparatus is:

1. erected on existing buildings or structures wherever possible,
2. kept to the minimum necessary for efficient expansion and
3. sited to minimise impacts on the AONB and local landscape.

POLICY FSNP 13: LOCAL TRANSPORT, FOOTPATHS & BRIDLE PATHS

1. Improvements to pedestrian, footpath and bridle path provision will be supported where they do not adversely impact on the environment.
2. The introduction of new 'greenway' routes safely linking villages and communities will be welcomed. where land can be made available, off-road public paths, bridleways and cycleways between Frogmore and Sherford adjacent to Sherford Lane and between Frogmore and East Charleton adjacent to the A379 are to be prioritised.

POLICY FSNP 12: TELECOMMUNICATIONS

POLICY FSNP 13: LOCAL TRANSPORT, FOOTPATHS & BRIDLE PATHS

POLICY FSNP 14: COMMUNITY FACILITIES AND INFRASTRUCTURE

1. Development that will demonstrably support the vibrancy and vitality of the parish and wider community will be supported provided it complies with national and local strategic policies and other policies of this plan.
2. Proposals for additional community facilities and infrastructure will be supported, provided the proposals will:
 - a. include adequate access and parking arrangements
 - b. not lead to traffic danger or congestion, and
 - c. not generate unacceptable noise, smell, loss of privacy or nuisance to neighbours.
3. In order to help safeguard the sustainability of the local community, development that would result in the loss of, or significant harm to, a local community facility or asset will not be permitted unless there is adequate alternative provision in the parish or the facility can be shown to be no longer viable.

POLICY FSNP 15: LOCAL GREEN SPACE

The following areas are designated as green space in the plan:

1. Appletree Close, Frogmore, childrens' playground.
2. Mill Lane, Frogmore amenity ground
3. St. Martin of Tours church, war memorial garden, Sherford.

These spaces will be safeguarded from development. Only minor development directly associated with and necessary for the public enjoyment of the green space will be permitted.

POLICY FSNP 14: COMMUNITY FACILITIES AND INFRASTRUCTURE

POLICY FSNP 15: LOCAL GREEN SPACE

EXTRA PAGE

<p>Insert policy ref.</p>	<p>Please add your further views & comments</p>
----------------------------------	--