

# Newton and Noss Neighbourhood Plan

2017 to 2034



Housing  
Local Business  
Infrastructure  
Health and Wellbeing  
Environment  
Heritage and Conservation



Sustainable growth for the whole Parish

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**NB. All of the documents, including details of the Events, Questionnaires, Surveys and their subsequent results/reports which form a large part of our evidence base, are available to view on the n3p website : <http://www.n3p.co.uk>**

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## FOREWORD

Welcome to the Neighbourhood Plan for the future of Newton and Noss. Shaped by the local community - this is your plan and I hope you will support it.

This plan and the attached Policies set out how YOU, as a community, wish to see the Parish change and develop over the next 17 years.

We know that this is a great place to live and work. Our aim is to make it even better by guiding and shaping this change, encouraging development where necessary, protecting our heritage and environment when needed and making our neighbourhood an even better place both now and for future generations.

This Plan has only been possible as a result of the enormous contribution from residents and volunteers. You (and they) have played a pivotal role in shaping and supporting the Neighbourhood Plan so that it focuses on those matters which you have identified as being most important to you.

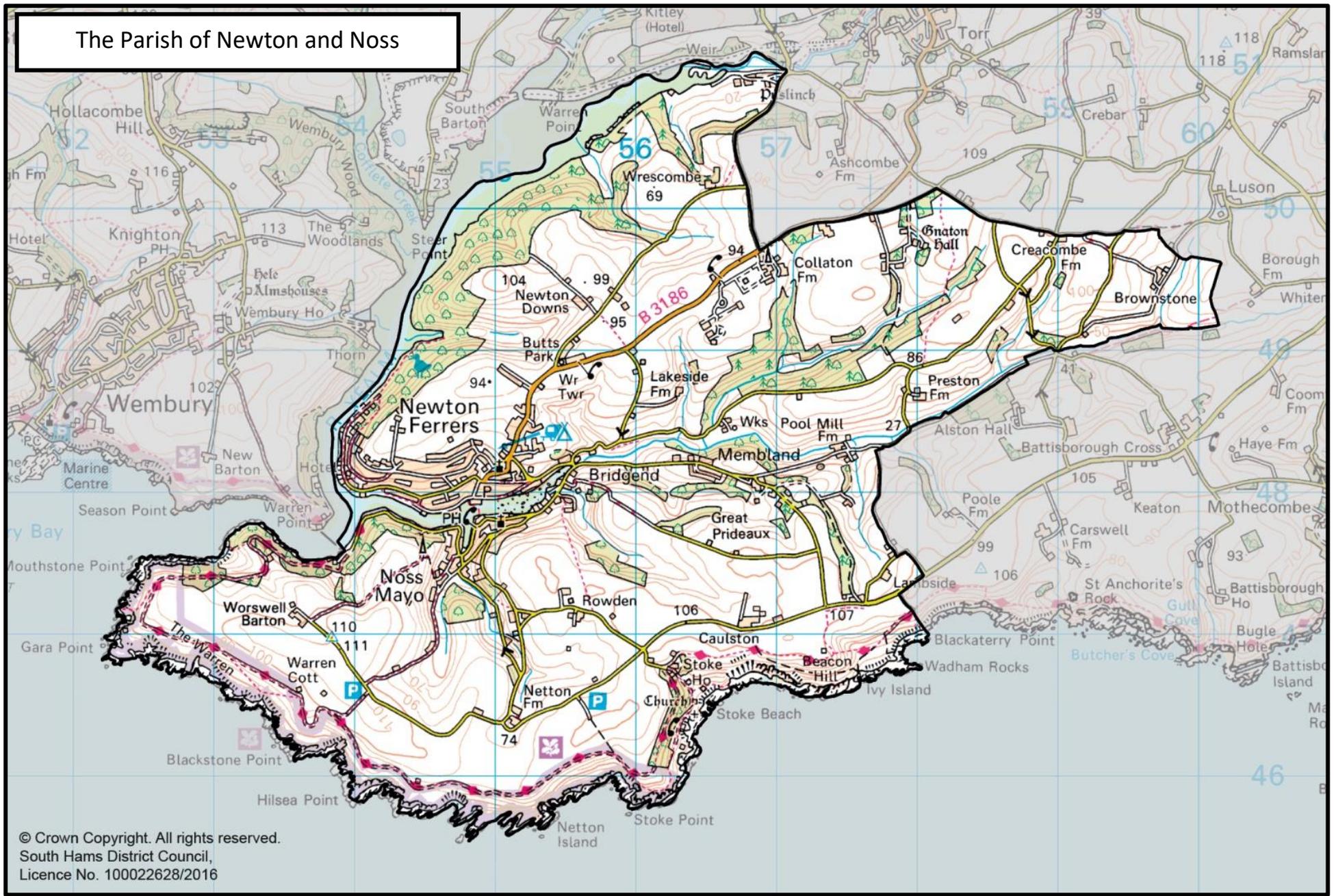
Thank you to all of you who have contributed to the preparation of the plan. In particular: the Parish Council, RYDA and Revelstoke Trust for their funding, topped up by Locality; the Steering Group consisting of 5 Parish Councillors and 5 independent volunteers; our 6 Working Groups and their Co-ordinator Fleur Holt, Peter Johnson, Mike Longhurst and Terry Edgson for the wonderful pictures they have provided for us and finally our Consultant Lee Bray, who has helped us put all this work together. An impressive team working for you!

Alison Ansell

Chair of Newton and Noss Parish Council



# The Parish of Newton and Noss



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## 1. INTRODUCTION

### 1.1 Why do we need a neighbourhood plan?

The Localism Act introduced Neighbourhood Planning into the hierarchy of spatial planning in England, giving communities the right to shape their future development at a local level.

A neighbourhood plan is put together by the local community, tested by independent examination and referendum, and ultimately becomes part of the development plan, helping to guide decisions about development in the area.

The NPPF (2012) empowers the community to shape its surroundings and the emerging SW Devon Joint Local Plan encourages local residents to create strong sustainable communities.

Our Parish is a popular place to live in and to visit, which presents us with a range of issues and opportunities. The plan reflects the views of our community and aims to foster a healthy, sustainable and prosperous future for our parish by encouraging small scale housing and business development to address local needs, whilst protecting and enhancing the character of this special place.

The plan follows a simple structure and is in three main parts: the first part looks at the local context, the second part sets out the community's aspirations and objectives and the third part sets out the planning policies to achieve them.

### 1.2 What area does the plan cover?

The plan covers the whole of the Parish as seen in the map on page 3. This area was approved by South Hams District Council in June 2014.

The plan deals with the Conservation Areas and villages of Newton Ferrers and Noss Mayo in some detail and sets out policies which will apply across the whole of the Parish.

### 1.3 How has the plan been prepared?

The plan process began in 2014, initiated by the Newton and Noss Parish Council and the River Yealm and District Association. A steering group was formed with representatives of the Parish Council and volunteers from the local community.

The plan has been developed through extensive consultation with the people of Newton and Noss, including 'roadshows', public workshops, meetings, questionnaires and surveys to gather people's views and opinions. Leaflets were delivered to every house in the Parish and Email and Facebook updates have been sent to make sure everyone has been included and had the chance to participate if they wanted to.

The plan making process is shown in the diagrams below and our Statement of Consultation (Appendix A2) describes in more detail how the community has been involved. You can view or download all of these documents on the plan website <http://www.n3p.co.uk>

The plan has been revised as appropriate following the Regulation 14 Consultation period and submitted to the local planning authority (South Hams District Council) which will arrange for its examination prior to a local referendum.

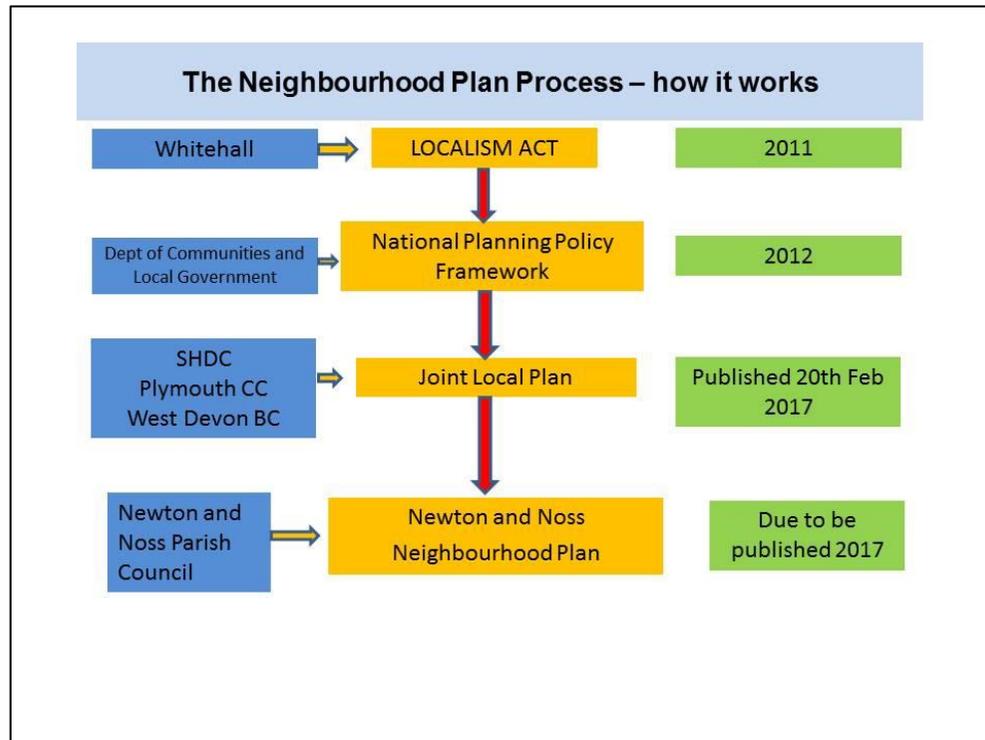


The independent examiner will judge whether it meets several basic conditions. The plan must be appropriate having regard to national policy, contribute to the achievement of sustainable development, be in general conformity with the strategic policies of the JLP Development Plan; and be compatible with human rights requirements and European Union obligations.

### 1.4 How will the plan be used?

When the plan has been ‘made’ it will become part of the development plan for the area. This will mean that it will be used alongside other local and national planning policies to help make planning decisions and to guide and manage future development in the area.

The plan will be used by South Hams District Council to help guide its



planning decisions. It will be used by planning inspectors (or the Secretary of State) in relation to planning appeals in the parish.

It will be referred to by decision makers of all kinds: planners, investors, developers, funding bodies, community groups and existing and future residents. Its delivery will be the responsibility of us all.

### 1.5 What period does the plan cover?

The plan formally covers the same period as that covered by the emerging Joint Local Plan. That plan horizon is to 2034 but may be longer. Specific development proposals it contains relate to that period but its general policies, so long as they remain fit-for-purpose, will continue to apply beyond that date.



## 2. ABOUT NEWTON AND NOSS

### 2.1 Our History

The Parish of Newton and Noss has a long history. The estate of Membland and the manor of Newton, with its 16 farmsteads, make it into the Domesday Book of 1086 and by 1160 Ralph Ferrers was established at Newton and it was he who gave it the family name.

By 1200 most of the boundaries, fields, tracks, and the general farming pattern had been established and they remained largely untouched until the end of the 19th century. The land at Puslinch was given by one of the Ferrers to the De Pustlinch family and by 1300 Puslinch was large enough to become a sub-manor, thereby establishing two manors within the parish of Newton. It passed to the Yonges in 1710 and their descendants still own the property today.

The first record we have of the Parish of Stoke is in 1198 when Richard Revel was the lord of Stoke and gave it the name of Revelstoke. In 1226 the church of St Peter's on the cliffs at Stoke was built - partially ruined it still stands today. In 1287 King Edward I gave Mathew Fitzjohn the manor of Stok and it is from the name Mathew that Noss Mayo derived its name, from the French 'Nez de Mathieu'.

Major changes came to Noss after 1877, when Edward Baring, the 1st Lord Revelstoke bought the Membland Estate. In just 18 years he transformed the Estate. The Baring romantic style is visible in many of the listed buildings. Along with the great houses of Gnaton and Puslinch we have a total of 60 listed buildings in the Parish.

Weaving its way down the centuries has been the River Yealm which played a pivotal role in the development of the Parish, not only for the fishing industry but also for transport and tourism. It is this river and its beautiful surrounding woods and farmland that have brought people here for work, leisure and to make their homes. Admirals, pirates and even a Bishop are among previous residents. In the mid 19th century around 600 people lived here, it is now nearly 2000.



## 2.2 Our Parish today

The beauty of the area, the coast and the opportunity offered for a high quality of life have made the villages very attractive for homes amongst commuters to Plymouth and further afield as well as ‘home workers’, retirees and second home owners. Originally a farming and fishing community, now, in the 21st century, the Parish faces a number of challenges regarding potential growth, the demographics of the residents and the sustainability of the community.

The post-war boom in house building changed the pattern of our Parish forever. Land is increasingly precious and the entire Parish is within a designated Area of Outstanding Natural Beauty (AONB). Whilst this affords great protection to our landscape it also adds pressure to the limited space we have available for people to live and work in.

The Parish has a population of nearly 2000 and nearly 1000 homes (Census 2011) and is characterised by very high house prices. Our neighbourhood plan is a chance for the community to have OUR say in how WE want these historic villages and the wider Parish to develop and thrive in the future.

Year	Age 0 - 9	Age 10 - 19	Age 20 - 29	Age 30 - 44	Age 45 – 59	Age 60 - 74	Age 75 - 84	Age 85 +	Total no. residents	Mean Age	Median Age
2001	160 9.2%	188 10.7%	85 4.8%	260 14.9%	439 25.5%	377 21.7%	169 9.7%	65 3.6%	1743	47.45	52
2011	121 6.7%	166 9.2%	108 5%	209 11.5%	410 22.7%	543 29.9%	174 9.6%	83 4.7%	1814	51	56

(source Census data)



### 3. VISION AND OBJECTIVES

#### 3.1 The Vision

The Shared Vision for Newton and Noss was developed as a result of initial consultations between 2014 and 2016. In 2016 over 200 people thought about and voted on what was MOST important to them about the village (the results can be seen in Appendix SV1). This was positively reinforced and mandated by the 249 people who attended the Draft Policy Consultation event on April 1st/2nd 2017

In order of importance local people said:

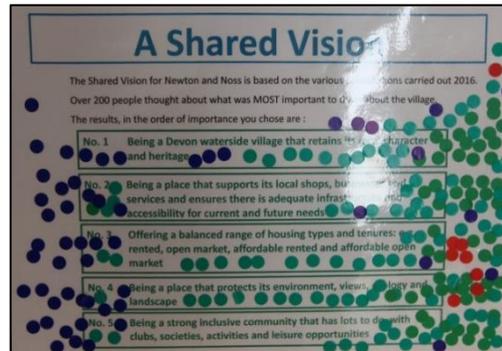
**No. 1 Being a Devon waterside village that retains its local character and heritage**

**No. 2 Being a place that supports its local shops, businesses and services and ensures there is adequate infrastructure and accessibility for current and future needs**

**No. 3 Offering a balanced range of housing types and tenures: e.g. rented, open market, affordable rented and affordable open market**

**No. 4 Being a place that protects its environment, views, ecology and landscape**

**No. 5 Being a strong inclusive community that has lots to do, with clubs, societies, activities and leisure opportunities**



#### 3.2 Ambition

Using feedback from consultation the Ambition and Objectives for the Parish have been determined by members of the 6 working groups:

In 2034 Newton & Noss will be a lively sustainable community, whose development meets its housing needs and supports local economic and social activity whilst conserving biodiversity, habitat and heritage

### 3.3 Our Objectives

#### HOUSING

- The scale and amount of housing is in keeping with the size of the settlement and locality (Policy N3P-1 : Village Settlement Boundaries)
- Housing development should minimise the visual impact on the waterfront, green spaces, views, and areas of high landscape value, including the AONB. It must not have a detrimental effect on accessibility for individuals, vehicles or services (Policy N3P-3 : Development Policy Areas)
- All new developments will conform to strict criteria so that the sustainability of the local community is enhanced (Policy N3P-4 : Development and Construction)
- Extensions, Redevelopment and Replacement Dwellings: size, scale and volume are appropriate for the site, are not intrusive and enhance the landscape (Policy N3P-4 : Development and Construction)
- Balanced and diverse housing stock: a range of housing sizes and tenures to meet local need and encourage re-balancing of the existing community (Policy N3P-11 : New Housing, Balanced Housing Stock and Local Needs Housing)
- Community Land Trust and/or self-build meets local needs to help address the imbalance in age and income levels of the population (Policy N3P-11 : New Housing, Balanced Housing Stock and Local Needs Housing)
- No increase in the number of second homes in the parish and to reduce the density of second homes in Noss Mayo (Policy N3P-12 : Second Homes and Principal Residence Requirement)

#### HEALTH AND WELLBEING

To ensure the maintenance and improvement of local facilities supporting the vitality, vibrancy, fitness and social cohesion of the community across all ages, but especially for the younger generation (Policy N3P-7 : Planning obligations and Commuted Sums and N3P-14 : Community Facilities and Infrastructure)

#### INFRASTRUCTURE

- Well maintained, safe roads and footpaths so that people and especially children, can move around safely. Additional parking (particularly in Newton) so that residents can park near their homes and the shops; also visitors are able to park within walking distance of the villages (Policy N3P-5 : Movement and Parking and N3P-7 : Planning obligations and Commuted Sums)
- Our utilities have the capacity and reliability to meet the future needs of our community (Policies N3P-6 : Drainage and Flooding)

#### HERITAGE AND CONSERVATION

- To protect the historic, environmental and cultural assets of the Parish (Policies N3P-2 : Protecting the Waterfront and N3P-8 : Heritage)
- Maintain the current conservation areas architecture and historical significance (Policy N3P-8 : Heritage and Conservation)
- Ensure that Bridgend, the important woodlands and the foreshore are protected (Policies N3P-2 : Protecting the Waterfront and N3P-8 : Heritage and Conservation)

#### ENVIRONMENT

- To ensure that the waterfront, its character, heritage and amenity value are protected and enhanced where possible, including flora and fauna at all levels, as these are dependent on the estuary and its indigenous biodiversity (Policy N3P-2 : Protecting the Waterfront)
- Protect and maintain our natural heritage for future generations (Policies N3P-9 : Protecting the Landscape and N3P-10 : Green Spaces)

#### BUSINESS

- Provide sufficient premises for existing and new businesses to succeed and provide jobs for local people (Policy N3P-13 : Business premises)
- Encourage the retention and expansion of the retail and hospitality sector within the community (Policies N3P-13 and N3P-14)

## 4. POLICIES AND PROPOSALS

The policies and proposals of the plan rest upon the community's Shared Vision, Ambition and Objectives. They are set out below in relation to the five statements which make up the vision for Newton and Noss. Each policy is accompanied by a written justification in support and the local objectives underpinning it are identified.

The plan aims to ensure the sustainability of our community, enable modest housing development which meets local needs and foster conditions for local businesses to thrive and grow, but to do so within the environmental capacity of the Parish, protecting and improving the locality's precious natural assets and character for future generations. The policies of the plan are geared to these strategic aims.



### 4.1 General Policies

To establish a clear overall context for more detailed policies the general approach towards ensuring only appropriate and sustainable development in Newton and Noss is set out in the following policies :

- N3P - 1 : The Village Settlement Boundaries
- N3P - 2 : Protecting the Waterfront
- N3P - 3 : Development Policy Areas
- N3P - 4 : Development and Construction
- N3P - 5 : Movement and Parking
- N3P - 6 : Drainage and Flooding
- N3P - 7 : Planning obligations and Commuted Sums

The plan defines and shows a boundary for the villages of Newton Ferrers and Noss Mayo, within which suitable development will generally be acceptable (see the proposals map on page 13)

Outside the village Settlement Boundaries, development will be tightly controlled and only permissible where it is essential in order to meet housing, agricultural, forestry or other small-scale needs which cannot be met within the villages eg. exception sites

The character of some particularly sensitive parts of the villages are further protected by Policy Areas (see the proposals map on page18)

## GENERAL POLICIES : THE VILLAGE SETTLEMENT BOUNDARIES

### Vision Statement Priority 1 : Being a Devon waterside village that retains its local character and heritage

**4.2** The Settlement Boundaries (formerly known as the Development Boundary) around the villages have not changed for over 30 years. This has protected the villages from ‘sprawl’ and expansion but has also led to very densely settled built-up areas and higher prices because of a shortage of homes.

The evidence shows that most people like the villages of Newton Ferrers and Noss Mayo the way they are but recognise we need to strike the right balance and that growth is necessary to provide homes and keep young people in the parish, so that we remain a sustainable and resilient community. This is reflected in the Vision Statement voted number 1, which says the most important thing to the community is ‘Being a Devon waterside village that retains its local character and heritage’. If a community is allowed to grow too large, it is no longer a village.

Retaining the village Settlement Boundaries is important both to the people of the villages and also to the wider community. ‘Newton and Noss’ is located entirely within the South Devon AONB and much of the parish is within the Undeveloped Coast designation, both of which aim to protect the countryside and the landscape for current and future generations. Tourism is a key part of the economy in the South Hams and protecting the natural environment from degradation by ‘sprawl’ and overdevelopment will ensure that the attractiveness of the area for both the tourist industry and for residents is not diminished.

**4.3** In 2016, in order to establish housing requirements, we conducted a Housing Needs Survey (Appendix H1) This showed an urgent need for

‘Affordable’ homes and small open market homes. The ‘Peters Field/Glebe Meadow’ development on Parsonage Road provides 15 Affordable Homes (as defined by the government - see page 45). Five open market properties at the top of the Fairway have also been approved and the proposed building of 70 new homes at Collaton (which is outside the Settlement Boundaries) should provide sufficient housing to meet the identified needs of Newton and Noss over the next 20 years. A range of community actions to ensure that Collaton is socially and practically linked to both Newton, Noss and Yealmpton are being discussed.

**4.4** It is proposed to retain the existing Settlement Boundaries, subject to the modifications for the Newton Ferrers Boundary set out below:

- to extend the Boundary around Archer’s Court as that development is already completed (A on the map on page 13)
- to extend the Boundary around the field to the north of Parsonage Farm (see B on the map on page 13)

The field north of Parsonage Farm was granted outline permission for 6 four bedroom homes and 6 small ‘Affordable Homes’ in June 2017

**4.5** It is anticipated that the imminent development of a Community Housing Organisation (Community Land Trust or similar) will provide housing for local people on small sites, within but more likely (on exception sites) outside the settlement boundary. This new category of Affordable Housing will be locally organised and administered to meet local needs. New developments will be subject to the conditions of the policy N3P-1.

The community said .....

- Yes expand the boundary to allow for small developments of modestly priced houses
- Should consider relocating the development boundary to build smaller more affordable homes for first time buyers and downsizers
- Lets keep our villages as villages
- Limited development to allow the younger generation to stay
- The current development free-for-all must be controlled by the NP otherwise all these wish lists will be meaningless
- Extend boundary but incrementally as and when its needed
- Once the development boundary in expanded there is no going back – ‘development creep’ – villages will become one conurbation
- Support limited development outside the valleys such as Collaton
- 

Evidence to support this Policy can be found in:

Public Meetings Dec 2014/ Jan 2015 (Appendices G3, G4)  
Housing Needs Survey (Appendix H1)  
Feedback from general consultation (Appendix C2)  
Draft Policy consultation event April 2017 (Appendix G7- part 1)  
Joint Local Plan 5.8, SO 10, TTV 31, DEV 25, DEV 27  
South Devon AONB Management Plan 2014 – 2019  
South Devon AONB Partnership (2017)  
SHDC 2006 Core Strategy CS1  
NPPF 14, 15, 115, 116

**THE OBJECTIVE : The scale and amount of housing is in keeping with the size of the settlement and locality**

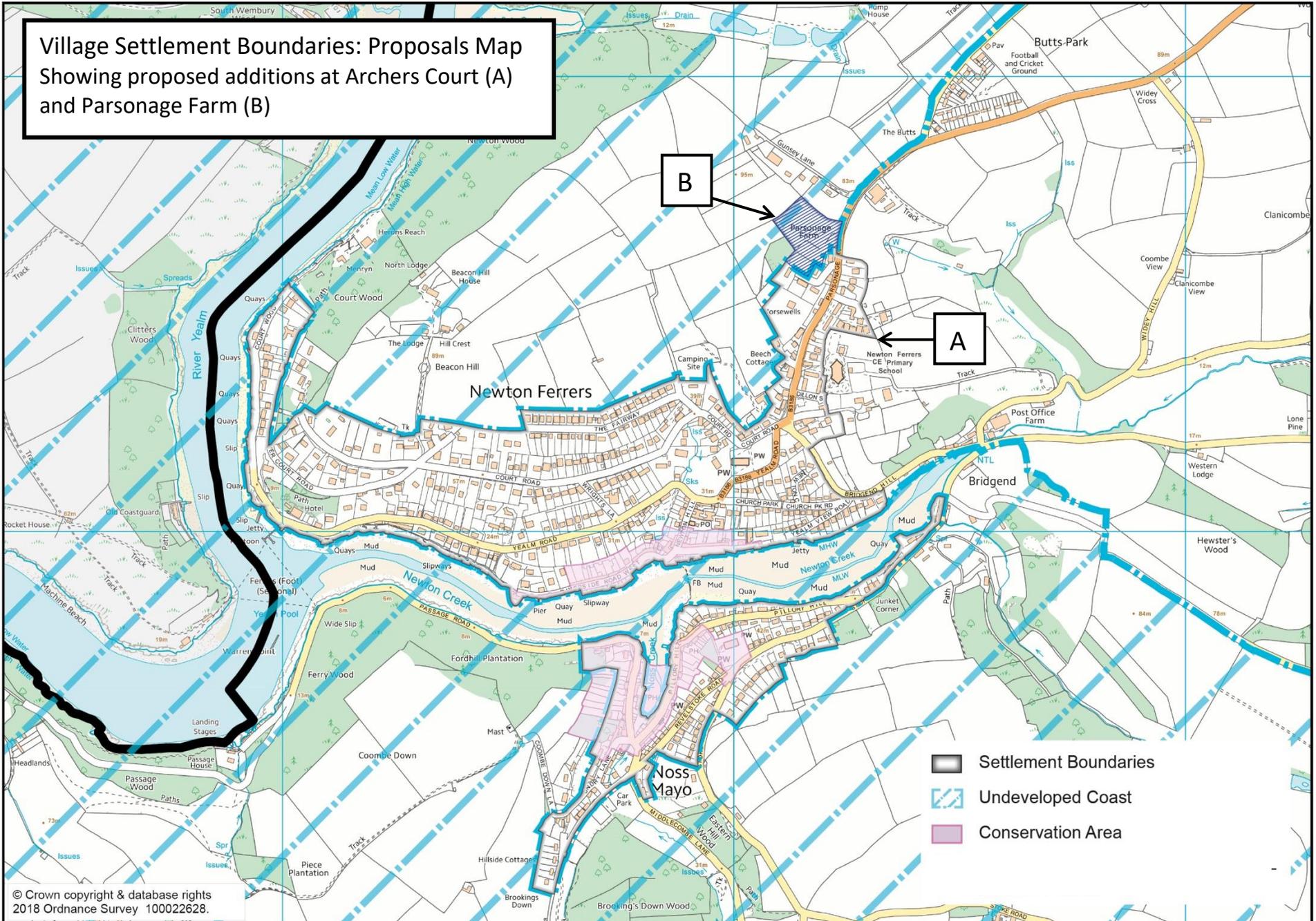
### **POLICY N3P-1 : THE VILLAGE SETTLEMENT BOUNDARIES**

- a) Development will be permitted within the settlement boundaries shown on the Proposals Map.
- b) Outside the settlement boundaries development will only be permitted in exceptional circumstances and where it will meet an essential local need which cannot otherwise be met including securing a viable long term future for a valued local asset which would otherwise be lost and it complies with the relevant strategic policies of the JLP.
- c) The scale, density and character of any development permitted under paragraphs a) and b) shall be in keeping with its site and surroundings and cause no significant adverse harm on natural or historic assets, important views and skylines, amenity, traffic parking or safety.

The community said .....

- First priority should be to protect the ‘rural’ visual character and appearance of the green landscape whilst allowing a modest increase of smaller units to enable young families to live in the village
- 88% of 29 people chose limited development (meeting 1 Dec 2014)
- 91% of 21 people chose limited development (meeting 2 Jan 2015)
-

**Village Settlement Boundaries: Proposals Map**  
 Showing proposed additions at Archers Court (A)  
 and Parsonage Farm (B)



-  Settlement Boundaries
-  Undeveloped Coast
-  Conservation Area

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# GENERAL POLICIES : PROTECTING THE WATERFRONT

**Vision Statement Priority 1 : Being a Devon waterside village that retains its local character and heritage**

**Vision Statement Priority 4 : Being a place that protects its environment, views, ecology and landscape**

**4.6** For the purposes of this plan, "Waterfront" means the banks, cliffs, shore, intertidal zone and any location or property having a strong visual or physical connection with the river or harbour.

The waterfront in the Parish is very extensive: it covers the sea cliffs, the tidal estuary in from Cellar Bay, the banks and foreshore of the Pool or harbour, up the creeks towards Puslinch and Brixton and between the villages to Noss Creek and Bridgend. Some of this land is protected by ownership of the National Trust and the Woodland Trust. Some is in private ownership (and within the curtilage of individual properties). Some is designated as a Site of Special Scientific Interest (SSSI).

The waterfront is integral to the character, heritage and economy of the Parish and is one of the key attributes - it offers stunning views, natural beauty and access to and from the water for business, fishing and recreation. The coastline, estuary and river are key factors in the area being designated as an AONB and area of Undeveloped Coast. These are also the reasons why many people have moved into the villages to live and to contribute to the local economy.

**4.7** The South Devon Estuaries Environmental Management Plan 2016-2024 states that one of the greatest threats to our waterfront is from "....the cumulative impacts of unsympathetic development and habitat loss ...."

This piecemeal loss can, and has, over the years resulted in a significant change to the appearance and habitats of our waterfront as judged by examining historic photographs.

The community said .....

- Obviously a major asset. Waterfront to be kept as pristine from major development as possible
- No marinas
- Protection of scenic beauty as seen from the river
- More protection of remaining green river banks and restrictions on developments on riversides
- Maintain character and setting of the waterfront. Also woodland area on both sides of the estuary
- Protect the foreshore and retain easy access
- Greater protection of the foreshore and slipways
- Protect AONB landscape character

**4.8** Our policy aims to strengthen the protection for the waterfront from development that will damage the banks, cliffs, intertidal zone, and approaches to the water as well as the ecology and biodiversity of the area. All of the intertidal zone which is mudflat is designated Priority Habitat Inventory (Mudflats) while most of the woodland along the coast path from Noss Mayo west and then south around the coast path towards Stoke Beach has a similar designation for land habitat. It is particularly important that the views of the estuary and creeks are not interrupted as it is the tranquil, natural spaces that characterise the unspoilt River Yealm.

It is worth noting that, the whole of the estuary as well as Newton Creek up to and including Madge Point come under the Water Framework Directive as Protected Areas under the designation of Special Areas of Conservation, while the Sea Grass beds in the lower estuary and Cellar Bay are 'Higher Sensitivity' Water Framework Directive protected areas. All of the intertidal zone which is mudflat is designated Priority Habitat Inventory (Mudflats) and most of the woodland along the coast path from Noss Mayo west and then south around the coast path towards Stoke Beach has a similar designation for land habitat

**The Health and Wellbeing survey in 2016 showed the community thought the most important facilities contributing to Health and Wellbeing were the River and Waterfront. (Appendix HW1) This was similarly important to a much younger age group in the School Bus Survey of 2016/17. (Appendix HW2)**

**THE OBJECTIVE : To ensure that the waterfront, its character, heritage and amenity value are protected and enhanced where possible, including flora and fauna at all levels, as these are dependent on the estuary and its indigenous biodiversity.**



The view W from St Peter's Church Tower

**POLICY N3P-2 : PROTECTING THE WATERFRONT**

- a) Development shall conserve the character, ecology or biodiversity of the banks, cliffs, shore and intertidal zone of the river or harbour.
- b) Development of the waterfront shall conserve its natural appearance as viewed from the river, harbour or land and not detract from the quiet enjoyment by everyone of those parts of the waterfront that are accessible to the public. "Waterfront" means the banks, cliffs, shore, intertidal zone and any location or property having a strong visual or physical connection with the river or harbour.
- c) Development that threatens the estuarine coastal margins or would adversely affect the natural banks of the estuary will not be allowed.

Extensive evidence to support this Policy can be found in the following:

Feedback from general consultation	(Appendix C8)	Health and Wellbeing Survey 2016	(Appendix HW1)
School Bus Survey	(Appendix HW2)	Estuary Questionnaire Spring 2017	(Appendix E1)
Draft Policy consultation event April 2017	(Appendix G7- part 1)	Joint Local Plan : DEV 27	

Yealm Estuary Management Plan 2007 : <http://www.southdevonaonb.org.uk/coast-countryside/estuaries/yealm-estuary/>  
 South Devon Estuaries Environmental Management Plan 2016-2024.  
[http://www.southdevonaonb.org.uk/uploads/files/Estuaries/SDEMP\\_Text\\_version.pdf](http://www.southdevonaonb.org.uk/uploads/files/Estuaries/SDEMP_Text_version.pdf)

# GENERAL POLICIES : PROTECTING THE CHARACTER OF THE VILLAGES

Vision Statement Priority 1 : Being a Devon waterside village that retains its local character and heritage

Vision Statement Priority 4 : Being a place that protects its environment, views, ecology and landscape

**4.9** The villages of Newton Ferrers and Noss Mayo have had clearly stated Development Policy Areas since 1996 (South Hams Local Plan 1989 – 2001- Part 5 : Modbury Area - Policy MP12 ) which set out detailed planning policies and guidance as to the scale and density of what type of building can take place. It is the intention of the Neighbourhood Plan to retain the principles of policy MP12 and re-state and reinforce these areas in order to protect the character of the villages as the JLP will not offer this detail.

Consultation has shown that this is an issue local people feel is important and that they wish to retain the rural character and heritage of the villages and avoid ‘garden grabbing’, overdevelopment and the loss of trees, hedges and green spaces around houses. Community concerns regarding density are also addressed in Policy N3P-4.

The landscape setting of Newton and Noss is very important both to the local residents and to the many visitors that come every year, on foot, by car and by sea.

## **4.10** Policy Areas 1 and 2 on the Map

These areas of Newton Ferrers and Noss Mayo are characterised by large properties set in their own grounds. The low density of buildings in the area is important as the areas are visible over a wide area, including the South West Coast footpath, the villages, the sea and harbour.

In order to protect this aspect of the landscape division of plots will be

The community said .....

- ‘Garden Grabbing’ discouraged and overdevelopment of a plot to be strictly controlled. Newton’s already a mess when viewed from the water
- Protection of existing garden and open spaces within the village
- Many people selling up in expensive areas and completing knock down and rebuild schemes changing village profile
- Design buildings + houses, sustainable + sensitively to retain the character of the area

resisted as will ‘overdevelopment’ in terms of size, mass and footprint when dwellings are updated or replaced. This is supported by Policy N3P-4: Development and Construction.

These Development Policy Areas are designed to maintain that low density and protect the mature landscape and character. Photographic evidence of those areas visible from near and far can be seen in Appendix G8.

All parts of the village regardless of whether they are in a ‘low density’ area or not will have to reflect the density of existing neighbouring properties should any new building be proposed.

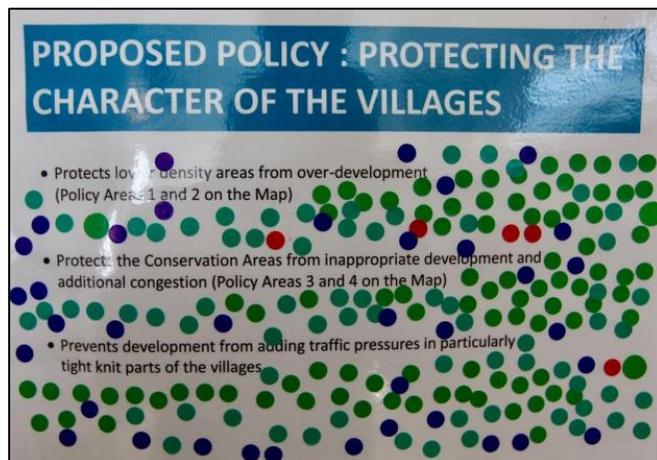
**THE OBJECTIVE :** Housing development should minimise the visual impact on the waterfront, green spaces, views, and areas of high landscape value, including the AONB. It must not have a detrimental effect on accessibility for individuals, vehicles or services.

#### **4.11 Policy Areas: 3 and 4 on the map**

The historic core of the villages of Newton Ferrers and Noss Mayo nestled around the River Yealm are characterised by a mix of tightly clustered homes on narrow lanes around the waterside and heart of the villages which are designated as Conservation Areas.

In Newton Ferrers, Development Policy Area 3, embraces Riverside Road and the gardens leading down to the foreshore and also part of Newton Hill. Development Policy Area 4, in Noss Mayo, includes the historic houses and gardens around the Creek, along Foundry Lane, Up the Coombe and along the Creek.

Any development in these areas or nearby will reflect and contribute to the existing character and heritage of the village. Development will be permitted only if it does not increase traffic, congestion or compromise the sensitive local landscape.



### **POLICY N3P-3 : DEVELOPMENT POLICY AREAS**

Within the policy areas marked on the Proposals map:

- Development shall respect the low density of buildings, the landscape and character of Policy Areas 1 and 2.
- Development shall not harm the character of, or materially increase traffic movements in Policy Areas 3 and 4.

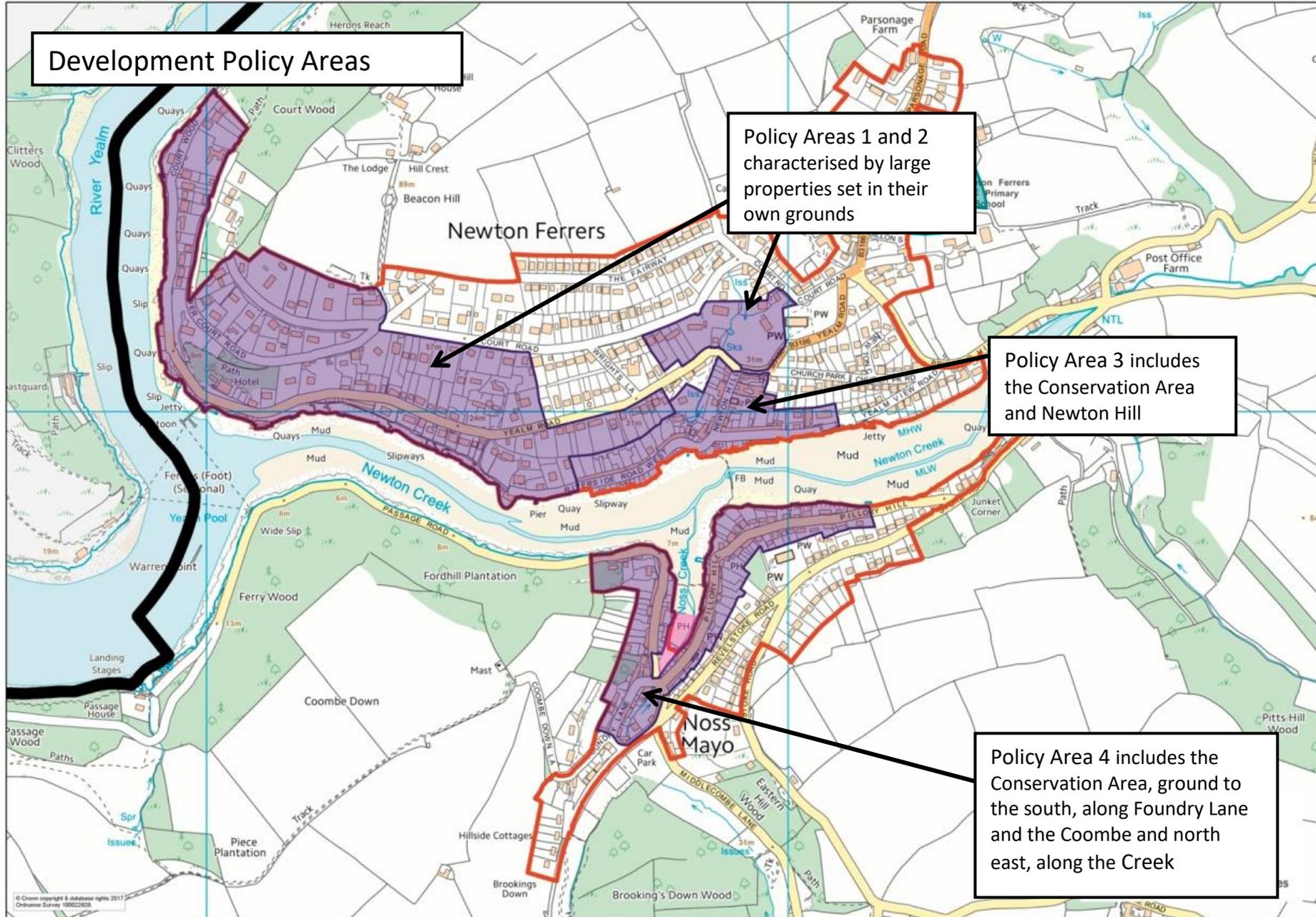
The community said ....

- Loss of gardens and open spaces through development which makes the villages look more crowded
- Maintaining natural greenery and green spaces
- Establish the character and preserve it. Improve some of the dangerous highway points
- Protection of historical buildings is important to retain the character of the village
- Consider impact of any new development on the setting of legacy/heritage buildings, not just listed buildings

Evidence to support this Policy can be found in

Development Plan Saved Policy MP12 (Appendix H12)  
Draft Policy consultation event April 2017 (Appendix G7- part 1)  
Newton and Noss Photo Album April 2017 (Appendix G8)  
NPPF 58, 59

## Development Policy Areas



## GENERAL POLICIES : DEVELOPMENT AND CONSTRUCTION

**Vision Statement Priority 3 : Offering a balanced range of housing types and tenures: e.g. rented, open market, affordable rented and affordable open market**

**Vision Statement Priority 4 : Being a place that protects its environment, views, ecology and landscape**

**4.12** The long history of Newton and Noss has resulted in a variety of building types and styles varying from stone cottages to 21st century high specification ‘top end’ homes. Over the last 25 years the majority of properties in the villages and the wider Parish have benefitted from significant upgrading so that now the majority of homes offer high standards of living in terms of space, heating, lighting and comfort. This coincides with the uplift in property values nationally but particularly in waterside ‘hotspots’ in the South Hams.

It is the intention of this Policy to ensure that future developments and redevelopments across the Parish conform to high standards in the quality of design and construction. New, remodelled and replacement buildings must improve and enhance the quality of the housing stock, improve and enhance the landscape and environment, contribute to the sustainability of the villages and any disadvantages to the community must be mitigated.

The consultation has shown that the residents of Newton and Noss are uncomfortable with the large number of ‘knock down and rebuilds’ and houses that have been extravagantly redeveloped in the Parish, changing the look, density, character and socio-economic profile of the villages.

There are concerns that these remodelled dwellings are increasing the building density, leaving insufficient space around them blocking views from public areas and reducing green space between neighbours as well as decreasing the number of trees and mature hedgerows.

The community said .....

- The current development free for all must be controlled by the NP otherwise all these wish lists will be meaningless
- Limit housing density
- Consider limiting %of a plot that a building can occupy
- Overdevelopment on small sites
- Too many big houses on small plots
- Protect the size of plots – plots are too small and overdeveloped
- Planning control
- Don’t make the houses even closer together with building infill
- Density of new developments. Protect trees - no cutting down on new developments
- Protection of existing garden and open spaces within the village
- Better control of the size of new developments
- Proportionate development of existing sites
- The sensitive rural and coastal nature of the parish also requires that particular care be taken to minimise local disruption during the course of construction
- Control on-site construction traffic
- Planning Design and Access statement should be used to reduce parking congestion by builders
- Maintaining natural greenery and green spaces
- Limit scale, design, fenestration

**4.13** New development in Newton and Noss will be expected to display good, sensitive design, in harmony with the locality and fostering improved environmental and social standards. This means that designers must pay careful attention to the local context and density of new development, incorporating the latest effective construction techniques and technology to deliver sustainable, accessible buildings which will enhance the area and the landscape. New developments will be required to provide enough off-road parking spaces to ensure that pressure on existing parking is not increased; this is covered in N3P-5.

In line with government guidance SHDC only requires Design and Access Statements to be prepared for larger development, development in a Conservation Area and proposals requiring listed building consent. However, because of geographic constraints and the extensive tracts of protected land within the Parish, it is likely that for the life of the plan most development will be for single or small developments so this policy provides general design guidance which applies to all development in the Parish, whilst the depth and detail should be appropriate to the size or complexity of the proposed development.

**4.14** In addition, the disruption and traffic congestion caused during construction for new developments, extensions and redevelopments is very inconvenient and obstructive in the narrow roads and lanes of the parish with deliveries and builders vans parked in close proximity or in spaces intended for shoppers for long periods of time. This policy intends to address these issues.

The community said .....

- Respect local objectors views when giving planning permission. Planners to consider local environment rather than grant permission for architects 'Statement Buildings' which are out of keeping with adjoining properties
- Restrict the flaunting of planning permission ie. granting retrospective permission for planning infringements
- Inconsistencies of design and types of buildings allowed in N&N
- Design buildings + houses, sustainable + sensitively to retain the character of the area
- All villages change over time, Newton and Noss will continue to do so. The important thing is to ensure the right changes take place
- Anything we can do locally to build sustainability is a good thing
- I think encouraging residents who have the ability to use solar is a great idea
- Our aim as a village should be more sustainable and that can be done in a variety of ways such as insulation, ground source heat pumps, reductions in electricity usage & solar panels etc.
- To make the case for community RE applications even stronger our policy could have the additional wording of 'made by local community energy organisations'

Evidence to support this Policy can be found in:

Initial meeting June 2014	(Appendix G2)	Infrastructure questionnaire 2017	(Appendix IF1)
Feedback from general consultation	(Appendix C2)	Energy Questionnaire + Responses	(Appendix E2)
Public Meetings Dec 2014/ Jan 2015	(Appendices G3, G4)	Draft Policy consultation event April 2017	(Appendix G7- part 1)
Housing Design Discussion Paper	(Appendix H8)		

**OBJECTIVE 1 : All new developments will conform to strict criteria so that the sustainability of the local community is enhanced**

**OBJECTIVE 2 : Extensions, Redevelopment and Replacement Dwellings: size, scale and volume are appropriate for the site, are not intrusive and enhance the landscape**

## **POLICY N3P-4 : DEVELOPMENT AND CONSTRUCTION**

### **a) All new development including extensions and redevelopment, shall:**

- i. be of high design quality which is clearly derived from the site context and respects the architectural context of adjacent buildings.
- ii. wherever possible use natural materials including stone, slate and timber in keeping with the locality;
- iii. be in keeping with its site and surroundings, in terms of scale, density and massing and not constitute over-development. Extensions must also be in proportion with the existing building;
- iv. respect building height in the street, preserve views from public spaces, roads and paths, and protect and provide for trees, hedges and space between properties;
- v. respond sympathetically to topography and orientation. On steep plots, consideration should be given to providing access that does not require the use of steps to access the property;
- vi. be safe, accessible, and reduce opportunities for crime and fear of crime; and
- vii. require dedicated bin storage areas so bins are not left on road/public space.

### **b) Sustainable construction:**

- i. All developments must meet the latest sustainable construction standards, minimising use of non-renewables and carbon emissions, maximising passive solar gain in winter, promoting rain water harvesting and grey water recycling and safeguarding against contamination, erosion or flooding.
- ii. Proposals for housing development must demonstrate high energy efficiency and how the use of renewables and low carbon energy resources will be maximised.
- iii. Where possible, buildings should be orientated to have a south west facing aspect and constructed so as to be able to accommodate PV solar panels for present or future use. These should be incorporated in the development during construction unless it can be demonstrated by independent assessors that to have done so would have made the building non-viable.

## POLICY N3P-4 : DEVELOPMENT AND CONSTRUCTION (continued)

- iv. New developments (5 or more houses) should consider an on-site heat network, unless demonstrated by independent assessors that this would render the development unviable, or where a lower carbon alternative has been put in place.
- v. The sensitive retrofitting of energy efficiency measures in historic buildings will be encouraged, including the retrofitting of listed buildings, and buildings within conservation areas. Historic buildings should be retrofitted in line with current guidance from Historic England.
- vi. The Parish will support applications for renewable energy and energy saving where possible and will work proactively with applicants to overcome obstacles. Impacts must be acceptable visually and in respect of the AONB and SSSIs. Those above 250kW will only be supported if community ownership or partnership can be demonstrated.

### c) All development must:

- i. cause no unnecessary noise, light or other pollution, and
- ii. provide safeguards during construction to protect against environmental damage or local nuisance particularly from deliveries and parking. Specific proposals are to be submitted with the application to demonstrate how this requirement will be met.

**4.15** We are bound by the NPPF and the Joint Local Plan, to contribute to sustainability and low carbon in our construction and energy. This is reflected in our policies, but particularly N3P-4. All of our policies included in the plan have taken into consideration our unique location and our wish to conserve the beauty and biodiversity of the Parish for future generations. In addition, the thoughtful application of knowledge rather than additional cost has been our guide.

Our consultation shows significant support for energy efficient buildings and the use of renewable energy providing it does not impact visually on the AONB.

This policy supports JLP DEV33, DEV34 and DEV36, the principles of which the N3P fully endorses



Panoramic 'curved' view of Newton Ferrers and the Creek from the top of St Peter's Church tower

## GENERAL POLICIES : MOVEMENT AND PARKING

**Vision Statement Priority 2 : Being a place that supports its local shops, businesses and services and ensures there is adequate infrastructure and accessibility for current and future needs**

**Vision Statement Priority 4 : Being a place that protects its environment, views, ecology and landscape**

**4.16** Given the narrow winding lanes of the parish with few pavements it is not surprising that parking and traffic speed figure high in the community's concerns. New developments should be well-linked to and by footpaths, particularly to connect up with the school. It is important that new housing and employment related development is located as close to facilities and services as possible. This will reduce the need for car use and contribute to the vision for a greener community.

In addition to 21 miles of County roads, there are 64 footpaths within the Parish of Newton & Noss. They vary in length from 10 metres in the case of the Boathouse Steps at Kiln Quay, to the 11 kilometres of the Nine Mile or Revelstoke Drive, which forms part of the South West Coast Path.

**4.17** The local community recognises the need to retain existing public car parking areas in the neighbourhood and to protect them from conflicting development proposals. Public car parking areas are those which are open to the public but not directly related to any particular commercial development, such as in village centres or places of landscape or recreational interest.

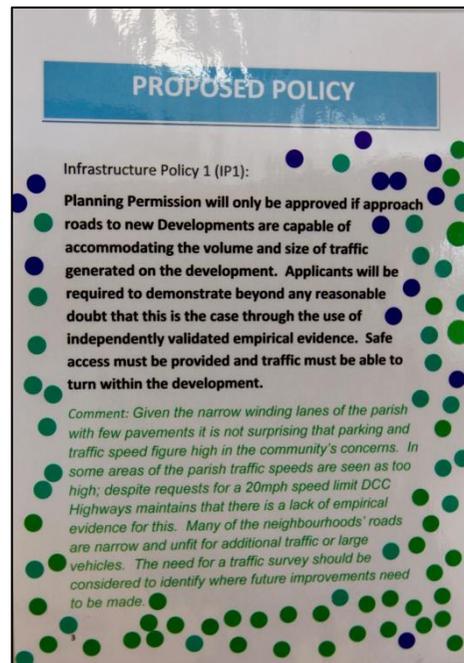
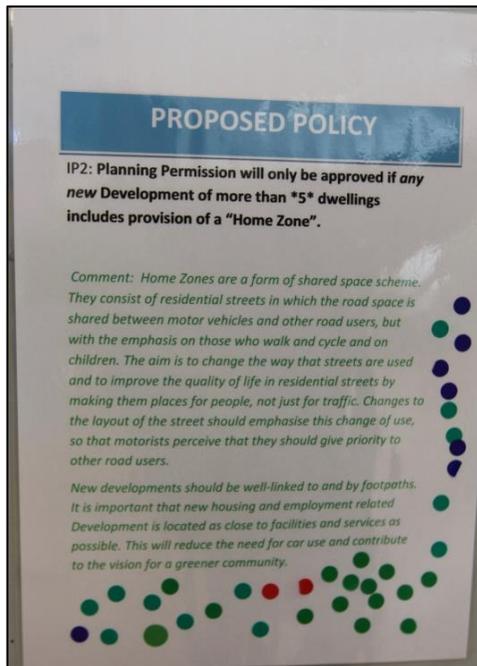
“Home Zones” should be considered for new developments and for some parts of the neighbourhood. These came into force under the Quiet Lanes and Home Zones (England) Regulations 2006. Home Zones are a form of shared space scheme. They consist of residential streets in

which the road space is shared between motor vehicles and other road users, but with the emphasis on those who walk and cycle and on children. The aim is to change the way that streets are used and to improve the quality of life in residential streets by making them places for people, not just for traffic. Changes to the layout of the street should emphasise this change of use, so that motorists perceive that they should give priority to other road users.

**4.18** This policy aims to ensure that opportunities for getting around safely are not degraded by development but where possible are enhanced.

Depending on the scale of development, highways evidence to support planning applications may be required. These should be provided by a highways consultant and assessed by Devon County Council officers.





The community said .....

- We need: more safe footpaths otherwise people will not walk or cycle; safe routes and crossings to schools; safe routes to school. Connect cycle tracks permitting safe longer distances to cycle
- New buildings to incorporate sufficient parking
- Walks and footpaths are an important local facility
- There are Parking limitations and congestion in key areas i.e. The Dolphin, The Ship, the Co-op
- There is a need for a car park within Newton Ferrers, either near the village centre or in the close approaches
- Improve access and parking for (business) workers and customers

The community said .....

- Improved access to the waterfront at Yealm Steps coupled with properly policed parking restrictions in the road above Yealm Steps
- Enforce provision of off-road parking
- Boundary extension will probably happen but something need to be done re footpaths, width of road etc.
- Infrastructure has several shortcomings e.g. roads communications. These must be resolved before allowing new development

Evidence to support this policy can be found in:

Initial meeting June 2014	(Appendix G2)
Feedback from general consultation	(Appendix C7)
Public Meetings Dec 2014/ Jan 2015	(Appendix G3, G4)
Infrastructure Questionnaire	(Appendix IF1)
Draft Policy consultation event April 2017	(Appendix G7- part 1)

**THE OBJECTIVE : Well maintained, roads and footpaths so that people and especially children can move around the villages safely. Additional parking (particularly in Newton Ferrers) so that residents can park near their homes and the shops; also visitors are able to park within walking distance of the villages**

## **POLICY N3P-5 : MOVEMENT AND PARKING**

- a) Planning permission for new development will only be granted where it is demonstrated that approach roads will be capable of accommodating the volume and size of additional traffic that will be generated. Applicants will be required to demonstrate beyond any reasonable doubt that this is the case through the use of independently validated evidence. Safe access and egress must be provided.
- b) Developments must provide adequate footpaths and cycle paths to enable good and safe access both within the developments and from it to local facilities. The provision of a “Home Zone” for any development of more than 5 dwellings will be supported.
- c) Development that will result in the loss of public car parking will not normally be permitted unless suitable alternative provision can be made.
- d) New developments will provide enough off-road parking spaces to ensure that pressure on existing parking is not increased;
  - i. New developments of residential properties must provide:
    - 1 bed = 1 Space,    2 bed = 2 Spaces,    3 bed = 2 Spaces
    - 4 bed = 3 Spaces,    5 bed = 3 Spaces,    6 plus bed = 4 Spaces
    - Garages will not normally be counted as parking spaces
  - ii. in the case of commercial developments the applicant is required to produce an off road parking plan. This must show the number of employees, the estimated number of visitors and delivery vehicles and demonstrate that adequate provision has been made to accommodate those numbers.
- e) Development that is likely to generate a demand for additional parking should provide additional off street parking where possible and this will weigh favourably in the planning balance.

## GENERAL POLICIES : DRAINAGE AND FLOODING

**Vision Statement Priority 2 : Being a place that supports its local shops, businesses and services and ensures there is adequate infrastructure and accessibility for current and future needs**

**Vision Statement Priority 4 : Being a place that protects its environment, views, ecology and landscape**

**4.19** During very heavy rain surface water drains cannot cope in a number of areas of the parish causing flooding of roads and some private property.

The villages are situated on the steep sides of an estuary and several water-bodies (streams) run through the villages discharging into the estuary. During heavy rainfall the estuary quickly changes colour indicating a heavy silt loading entering from the streams and river.

Flooding of some properties by these streams has occurred following heavy rain. Any additional load from developments discharging rainwater to the streams or to areas adjacent to the development will be likely to exacerbate these problems.

Discharge of surface water to Infiltration (soak-away) would reduce the potential for sudden increase in flow of the streams during heavy rain.

For these reasons the discharge hierarchy contained in the original version of JLP DEV 37/4, giving discharge to a waterbody as the initial option, is unsuitable for Newton and Noss. The discharge hierarchy defined in the policy below accords with Building Regulations and is more suitable for our Parish.

**4.20** The villagers are well aware of a recent history of sewage leaks into the estuary from the sewers under the Newton and Noss creeks but understand that this is being rectified. The sewers currently take a substantial amount of rainfall via combined sewers.

The community said ....

- Infrastructure e.g. transport links/roads/mobile signal/waste and sewers management, must expand proportionally
- Futureproofing - rate of expansion and Infrastructure V can't expand forever whilst retaining local character
- Sewerage is the No. 1 issue
- Protection of water quality
- Sewage system needs updating especially if any more houses are built

Whilst South West Water have a dispensation to allow the discharge of raw sewage in times of very heavy rainfall, they state that they have no record of this occurring from the Newton and Noss system. However not all pumping stations have monitoring equipment. Any substantial increase in discharge to combined sewers, from new developments, may increase the problem.

This policy aims to ensure that development does not exacerbate flooding and the potential for pollution within the Parish.

**THE OBJECTIVE : Our utilities have the capacity and reliability to meet the future needs of our community**

## **POLICY N3P-6 : DRAINAGE AND FLOODING**

- a) Use of sustainable urban drainage schemes and permeable surfaces for parking areas and other hard landscaping will be supported.
- b) Surface water run-off should not discharge to a public road or footpath.
- c) Surface water from proposed developments should be discharged in a separate surface water drainage system which should be discharged according to the following hierarchy:
  - i. Infiltration.
  - ii. Discharge to a waterbody (if available and with sufficient capacity).
  - iii. Discharge to a surface water sewer, highway drain or culverted watercourse with attenuation as required.
  - iv. In exceptional circumstances, discharge to a combined sewer.
- d) Development will not be permitted without confirmation that sewage/wastewater treatment facilities can accommodate or will be improved to accommodate the new development, in advance of the development taking place.



Evidence to support this Policy can be found in:

Draft Policy consultation event April 2017 (Appendix G7- part 1)  
South West Water Correspondence (Appendix IF2)

## GENERAL POLICIES : PLANNING OBLIGATIONS AND COMMUTED SUMS

**Vision Statement Priority 3 : Offering a balanced range of housing types and tenures: e.g. rented, open market, affordable rented and affordable open market**

**Vision Statement Priority 5 : Being a strong inclusive community that has lots to do, with clubs, societies, activities and leisure opportunities**

**4.21** The Parish of Newton and Noss has been identified as a 'High Value Area' where high property prices threaten to prevent young people and those on average incomes from living in the neighbourhood. This in turn compromises the sustainability and the robustness of the community in meeting its own needs, socially, environmentally and economically, both now and in the future.

In the coming years, many of the new developments, either because of the size of an individual property, or the number of new dwellings, will be required by National Policy to either have new Affordable Homes on site or to pay a 'Commuted Sum' to provide for Affordable Housing elsewhere in the community. The National Policy is intended to work towards balancing the housing stock and maintaining the age range and socio-economic diversity of the community.

The community said .....

- Maintain a sustainable balanced community
- Affordable to buy through a land trust
- Use Affordable Housing for local people – young working families
- Mixed age community
- Facilities for teenagers
- Sports Hall and swimming pool
- Safe routes for cycling

**4.22** Our policy is designed to ensure that the decision makers, when granting planning permission, are clear how these commuted sums and Section 106 payments, where appropriate, should be allocated to maximise the benefit to the community.

Extensive consultation within the Parish has identified the priorities for the allocation of these monies, where there is discretion as to how they may be spent.

The plan proposes that the funds that have to be provided for Affordable Housing will be allocated to a Community Land Trust or similar Community Housing scheme for local people. The funds that are available for mitigation and contribution to the community should be allocated according to the communities priorities.

Evidence to support this policy can be found in:

Workshops Oct 2016, Nov 2016 and Jan 2017	(Appendix G6)
Feedback from general consultation 2016	(Appendix C6)
18-35's Bangers and Beer event	(Appendix H2)
School Bus Survey	(Appendix HW2)
Health and Wellbeing survey 2016	(Appendix HW1)
Draft Policy consultation event April 2017	(Appendix G7- part 1)

**OBJECTIVE 1 : Community Land Trust and/or self-build meets local needs to help address the imbalance in age and income levels of the population**

**OBJECTIVE 2 : Provide sports and keep-fit facilities locally, especially for the younger generation, to help maintain fitness without the need to travel**

**OBJECTIVE 3 : Well maintained, roads and footpaths so that people and especially children, can move around safely**

## **POLICY N3P-7 : PLANNING OBLIGATIONS AND COMMUTED SUMS**

Commuted sums generated through planning obligations for developments and through CIL, when introduced, will be spent within the Parish to benefit the local community. All developer contributions should be :

- i. Necessary to make the development acceptable in planning terms
- ii. Directly related to the development and
- iii. Fairly and reasonably related in scale and kind to the development

Those commuted sums provided for affordable housing will be allocated to a Community Land Trust or similar community housing scheme for local people. Other sums will be allocated in line with locally identified priorities, which will be reviewed at least every 5 years by the Parish Council

The priorities identified in 2017 are:

1. Community housing
2. Sports facilities
3. Facilities for young people and play areas
4. 'Getting Around' e.g. footpaths, cycle paths, road safety, parking
5. Telecommunications - Broadband enhancement and extension to areas without coverage
6. Appropriate measures to avoid and reduce potential recreational impacts to ensure there is no adverse effect on the integrity of the European Marine Site (Special Area of Conservation) and where possible improve facilities at the European Marine Site.

The community said ...

- Develop a mixed community. All ages
- Improved sports facilities
- Affordable for first time buyers
- More cycle paths and a pedestrian/cycle link to Yealmpton x5
- Better community transport, including a village shuttle bus to Yealmpton to link up with main service x6
- Protect playing fields and foreshore
- Protect Tennis Courts
- Improved sports and recreational facilities (2 groups)
- Review need for sports/play facilities
- The community needs to evolve or it will die. Preservation 'in aspic' is not an option for the younger generation



Volunteers making furniture for the Community Orchard

# HERITAGE AND CONSERVATION

**Vision Statement Priority 1 : Being a Devon waterside village that retains its local character and heritage.**

**4.23** The historic estates and grand houses of Membland, Puslinch and Gnaton, our heritage of farming and fishing and the waterside setting of the villages combine to make the Parish of Newton and Noss a well-loved and treasured place. The emerging Joint Local Plan affords a significant level of protection for heritage assets and their settings (Dev 21, Dev 22). Our plan aims to identify and protect our local historic assets, including listed buildings, non-designated assets, ancient monuments, landscapes and views.

**4.24** The hearts of Newton Ferrers and Noss Mayo, clustered around the creek-sides, are designated as Conservation Areas which recognises their special architectural and historic significance. The land included within the Conservation Areas can be seen in the map on pages 32 and 33

The Conservation Area Appraisals highlight significant views, important garden areas, important open spaces, historic street furniture, Revelstoke railings, paths,



You said .....

- Protection of historical buildings is important to retain the character of the village
- Consider the impact of any new development on the setting of legacy /heritage buildings, not just listed buildings.
- The best thing about living here is the pretty scenery (aged 11)
- Preserve the Conservation Areas
- Heritage sites must be preserved and looked after

walls and both individual and groups of buildings that have a positive impact on the character of the historic hearts of the villages.

There are a total of 60 listed buildings within the parish and 1 Ancient Monument (see Appendix HC1)

And in 2006/7 Exeter Archaeology in conjunction with Newton and Noss History Group carried out a complete Heritage Appraisal of the parish, which documented a further 201 sites/ archaeological finds of interest. Some of these have been included in the list below. A hard copy of this Appraisal can be seen in the Parish Council Archive.

**See page 34 for a list of Non-Designated Heritage Assets to be protected within this plan**

**THE OBJECTIVE : To protect the historic, environmental and cultural assets of the Parish, maintain the Conservation Areas architecture and historical significance and ensure that Bridgend, the important woodlands and the foreshore are protected**

Extensive evidence to support this Policy can be found in the following:

Health and Wellbeing Survey	(Appendix HW1)
School Bus Survey	(Appendix HW2)
Draft Policy consultation event April 2017	(Appendix G7- part 1)
Local Heritage Assets	(Appendix HC1)

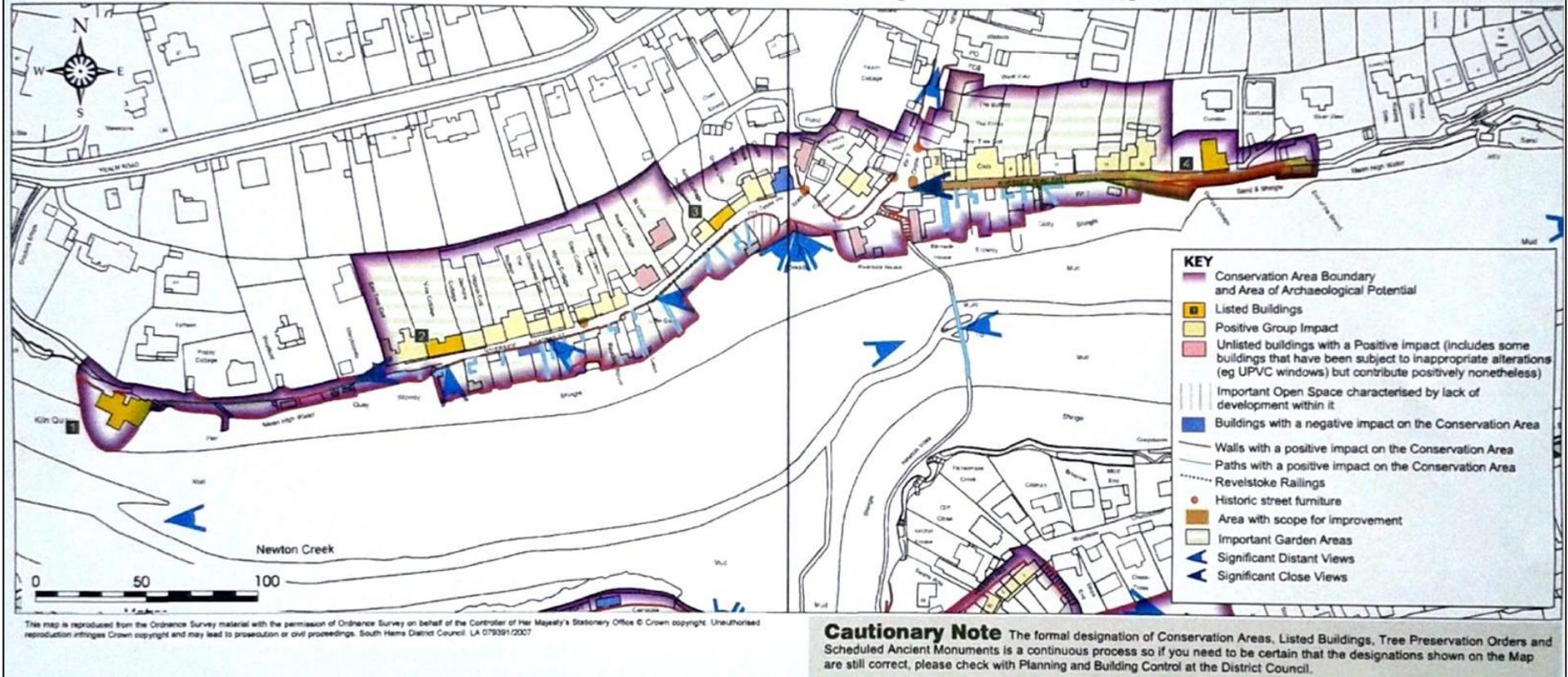
See : <https://www.southhams.gov.uk/article/3469/Conservation-Area-Appraisals-and-Management-Plans> for full copies of the :  
Conservation Area Appraisal for Noss Mayo  
Noss Mayo Conservation Area Management Plan  
Conservation Area Appraisal for Newton Ferrers

## POLICY N3P - 8 : HERITAGE AND CONSERVATION

- a) Development proposals shall pay careful regard to and accord with the adopted Conservation Area Appraisals for Newton Ferrers and Noss Mayo.
- b) Development proposals are required to not have a significant adverse impact on designated and non-designated historic and heritage assets and their settings. This shall include the setting and waterfront of Bridgend.
- c) Non-designated heritage assets, buildings and groups of buildings – listed on page 34 of this plan - that make a positive contribution to the character, views and setting of their location, including assets identified during the lifetime of the plan, should be conserved and where possible enhanced.



# Newton Ferrers Components Map



To view the complete document follow the link to <https://www.southhams.gov.uk/article/3469/Conservation-Area-Appraisals-and-Management-Plans>

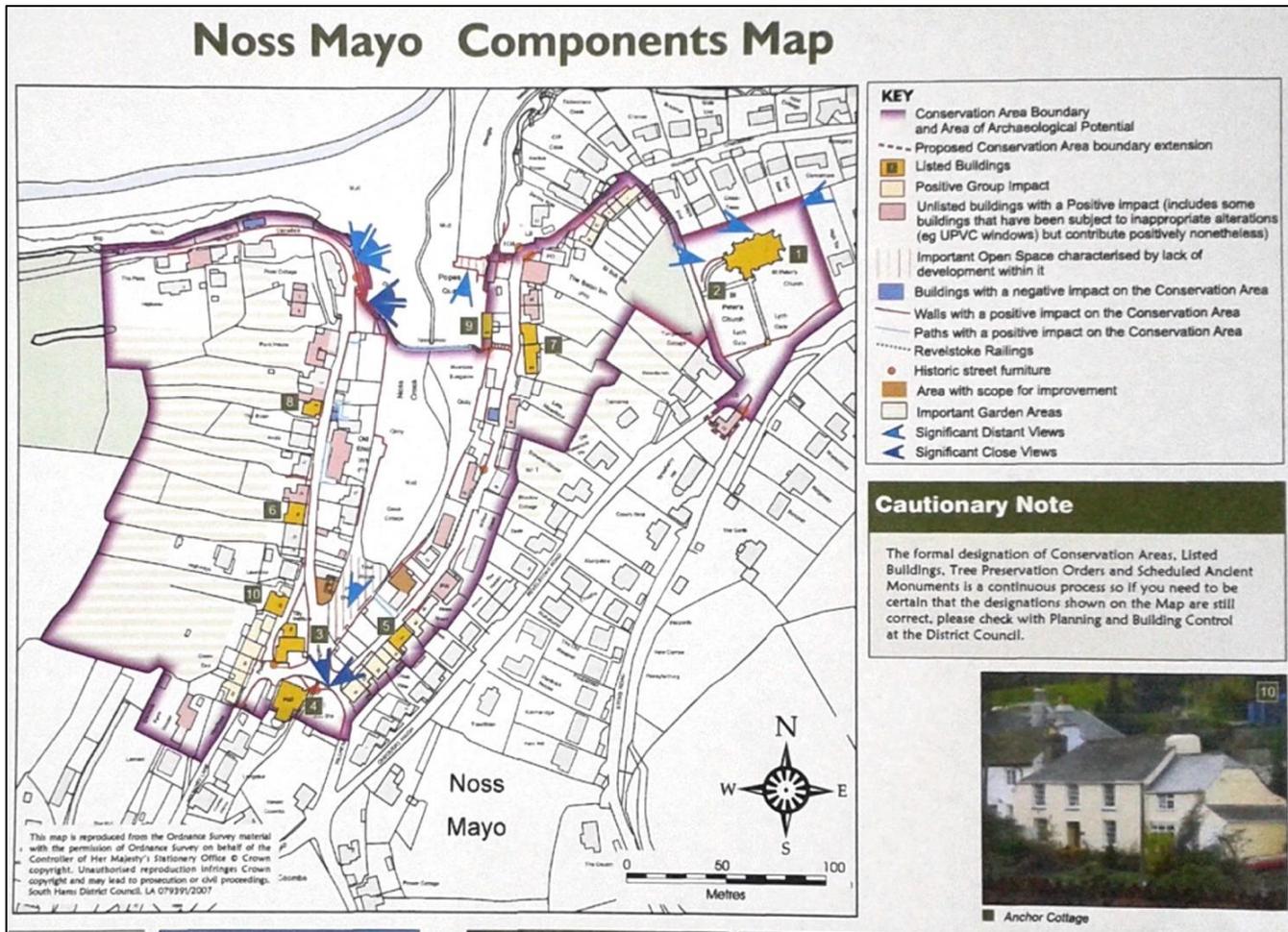
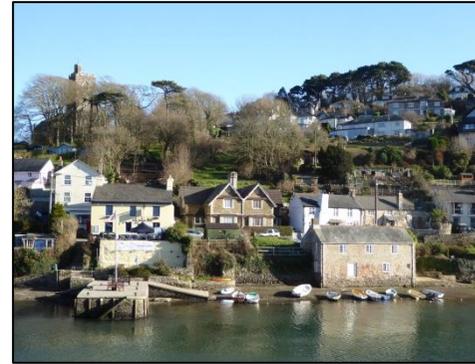




Noss Mayo - Fountain, surrounds and traditional railings



Field south of Bridgend



The Map is an extract from the Noss Mayo Conservation Area Appraisal - To view the complete document please follow the link to <https://www.southhams.gov.uk/article/3469/Conservation-Area-Appraisals-and-Management-Plans>



**Non-designated heritage assets identified in the plan, to date, are listed in three categories below**

**Unlisted Buildings with a positive impact on the character of their setting, identified in the Conservation Area Appraisals or by SHDC**

<b>NEWTON FERRERS</b>	<b>NOSS MAYO</b>	<b>NOSS MAYO</b>
Binnacle House	No. 1 The Point	The Old Chapel
Riverside House	Harbour View	No. 44
Rose Cottage	Point House	No. 45
Willow Brook	Mariners	No. 46
Oaks Orchard	Globe Cottage	No. 47
Yealm Hotel	Coombe Farm House	No. 52
Westerley	The Ship Inn	No. 53
	The Swan Inn	Church Cottage, Stoke Rd

**Groups of buildings that have a positive impact on the character of the villages as identified in the Conservation Area Appraisals**

**NEWTON FERRERS**

Elm Tree Cottage to Rivendale, Riverside Rd West  
 Pendorton to Scallops, Riverside Rd West  
 Curlew + Fairhaven  
 The Dolphin to No.9, Riverside Rd East  
 No.11 to End of the Strand, Riverside Rd East

**NOSS MAYO**

Anchor Cottage to Molly’s Cottage, Creek End and Foundry Lane  
 Bruar Cottage to the Old Chapel, Creekside Rd  
 No.1 to No.56, Pillory Hill

**Non-designated heritage assets – various**

**NEWTON FERRERS**

Court House: Archway from Court Road  
 Mounting steps x2 Court Road  
 Trough below the Rectory  
 Polloxfen Archer Folly – The Green  
 Granite Cross , Newton Hill  
 Horse Trough Bridgend  
 Revelstoke railings

**NOSS MAYO**

The Fountain and Fitzroy Barometer  
 Replica Mooring Post below The Swan  
 Milestone near the Malthouse, Bridgend  
 2 granite troughs, Crocker’s Quay /The Tilly  
 Pope’s Quay, Crocker’s Quay, Noss Hard  
 Revelstoke railings

**WW2 COASTAL**

Power Supply Box Misery Point  
 Ground level remains Gunrow and Gara Point  
 Rifle Range: Netton Down

**WAR MEMORIALS**

St Peter's  
 Holy Cross

**COASTAL - REVELSTOKE / NAPOLEONIC**

The Tea House  
 Ruins of Napoleonic signal station  
 Nine Mile Drive  
 Wall of Rabbit Warren  
 Worswell Fort and Battery Cottage

# ENVIRONMENT

## Vision Statement Priority 4 : Being a place that protects its environment, views, ecology and landscape

**4.25** All of the Parish lies within protected landscapes (the South Devon Area of Outstanding Natural Beauty and Undeveloped Coast). The boundaries of these protected areas are shown on the Map on page 36. The Joint Local Plan affords a significant level of protection to the biodiversity, natural habitats and ancient woodlands in our Parish (Dev 24, Dev 25, Dev 27, Dev 28, Dev 29 and Dev 30).

Our Neighbourhood Plan seeks to add to the protection of our environment by ensuring that relevant national and strategic policies are paid due regard and to add further protection by naming the areas and views designated as important by our Community. We have identified 33 Important Local Views (see the proposals map and details on pages 37, 38 and 39) and 20 important Local Green Spaces (see pages 41 and 42).

### THE OBJECTIVE : To protect and maintain our natural heritage for future generations

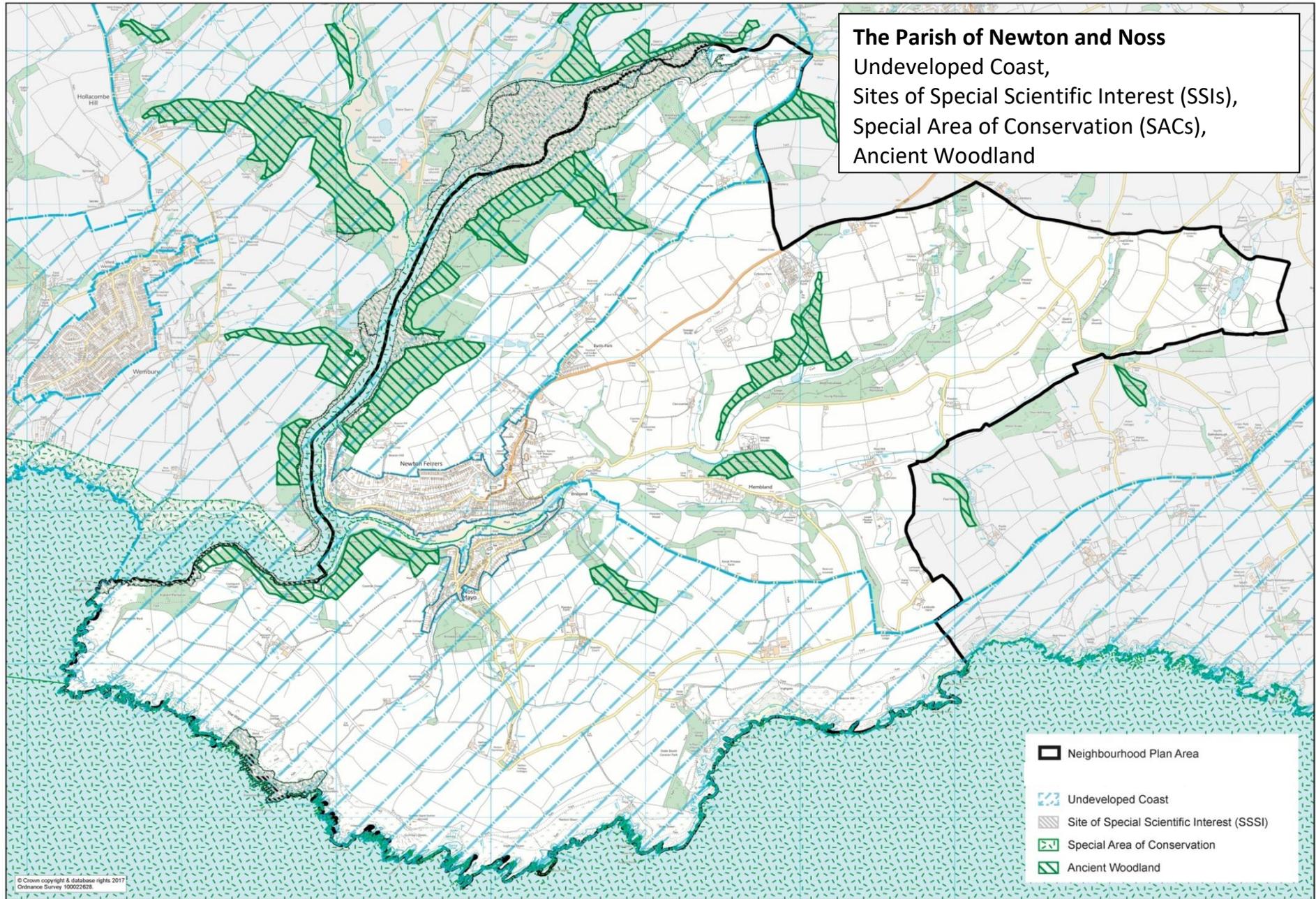
You said .....

- Protect AONB landscape character
- The Plan must strongly support current landscape designations (AONB, SSSI etc.) to ward off Government attempts to limit them
- Highlight important habitats and protect wildlife corridors
- Protection of green fields
- Protection of the wooded areas around the village

### POLICY N3P-9 : PROTECTING THE LANDSCAPE

Development shall not harm but conserve the landscape by:

- a) complying with national and local strategic policies for the AONB and the Undeveloped Coast, including the South Devon AONB Planning Guidance, relevant strategic policies in the development plan.
- b) safe-guarding and conserving local features that make a positive contribution to the landscape, particularly;
  - i) the skylines above Newton Ferrers and Noss Mayo,
  - ii) the view of the creek edges as seen from Bridgend,
  - iii) long views across the estuary and creeks, valleys, fields, hedges, lanes and Important Local Views as identified on pages 37, 38 and 39 in this plan.
- c) ensuring that new development blends into the natural landscape, without detriment to habitats on land or water, and does not adversely impact upon the irreplaceable characteristics of Special Areas of Conservation, Sites of Special Scientific Interest or Ancient Woodland.
- d) incorporating high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes, and provides mitigation from harm.





Noss Mayo, Skyline and fields south east of Bridgend and wooded area south of (above) Stoke Road



## Important Local Views as identified in the Conservation Area Appraisals

### NOSS MAYO

#### Significant close views from:

- 1) Village Hall and Fountain : NNE – E
- 2) Allen’s Quay : NE- SE

#### Significant long views from:

- 3) St Peter’s Church : from NNE to SW
- 4) Point : N/NE/SE
- 5) Noss Hard : N-NE
- 6) Pope’s Quay : SW-SE

### NEWTON FERRERS

#### Significant close views from:

- 7) Market Cross to Riverside Road E
- 8) Riverside Road West, outside Maryknowle to the E

#### Significant long views from:

- 9) Mid River : N, S, E and W (360 degrees)
- 10) Mid Voss : N, S, E and EW ( 360 degrees)
- 11) Riverside Road West : S-SE-E
- 12) The Brook : E-S-SW
- 13) Newton Hill : S-SW



From Bridgend Quay, NE to Bridgend, and the woodland behind the houses



Creek edges viewed from Bridgend



Long view from Membland across the valley towards Parsonage Rd, NF

## Other Important Local Views as identified from consultation are listed below

The evidence for protecting these views can be found in Policy N3P-2, Appendix E11 - photos and Appendix E5 - nominations for Local Green Spaces  
nb. This designation does not preclude sensitive development.

From land to the north of Malthouse (Photos 14, 15a, 15b, 16, 16a, 16b, 16c)

- 14) W along river
- 15) Views of the unspoilt undeveloped north shore of the Yealm (Policy N3P-2)
- 16) View of the woods north of the houses at Bridgend

From Bridgend Quay (Photos 17, 18a, 18b, 19, 20, 21)

- 17) The north shore of the Yealm (Policy N3P-2)
- 18) NE to Bridgend, and the woodland behind the houses,
- 19) Views of Bridgend Quay and Quay Cottage
- 20) W along river
- 21) West to Broken Way by the Noss bank,

22) Bridgend Hill (Photos 22a and 22b)

Bridgend Hill From the layby in the road outside Barnicott looking SE down Bridgend Hill and looking up to the NW from below the lower layby - a 'sunken Devon lane' providing great character to the local landscape and rural feel of Newton Ferrers.

23) The former Yealm Hotel and Environs (Photos 23, 23a, 23b, 23c)

The former Yealm Hotel and wooded Environs viewed from the SW Coastal Footpath near Cellar Bay, in Passage Wood N/NE/E back across the Pool to Newton Ferrers, from Ferry Steps and from Kilpatrick Steps.

24) Views of Kilpatrick Steps (Photos 24a, 24b, 24c)

25) Views of Hewster's Wood from Bridgend Hill and Yealm View Road (Photos 25a and 25b)

26) Views of Broken Way (Photos 26, 26a)

27) View of Gypsy Meadow from the junction of Hannaford road and Foundry Lane (Photo 27)

28) Fields south of Bridgend from Bridgend Hill (Photo 28)

29) Woodland SW of Junket Corner (Photos 29, 30, 30a)

30) Woodland 50m east of Junket Corner (Photos 29, 30 and 30a)

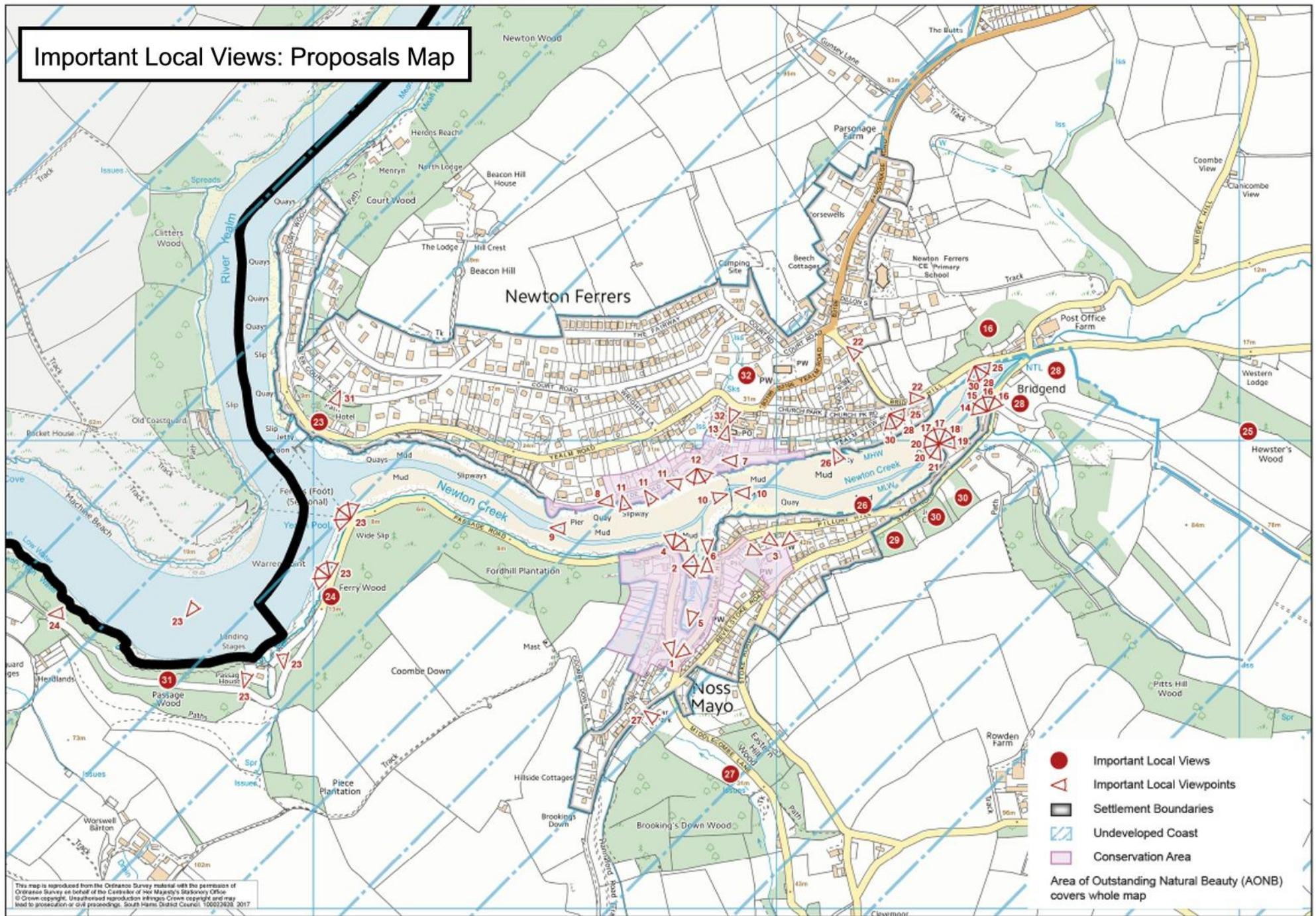
31) View of Ferry and Passage Wood towards the headland (Photo 31)

32) From Newton Hill N-NE, towards Court House grounds

33) Skyline, Noss Mayo from Widey Lane (Photo 33)

**NB. This list is indicative but not exclusive**

# Important Local Views: Proposals Map



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**4.26** The Local Green Spaces, nominated in the plan, will be protected from any development unless it is necessary to improve public enjoyment of the green space. Full details of the nomination and validation process can be seen in Appendices E3, E4, E5 and E7 on the website: [www.n3p.co.uk](http://www.n3p.co.uk)

To qualify as a Local Green Space, the land must have particular significance to our community, fulfilling one or more of the following criteria:

- Beauty - This relates to the visual attractiveness of the site, and its contribution to landscape, character and/or setting of the settlement. It would need to contribute to local identity, character of the area and a sense of place, and make an important contribution to the physical form and layout of the settlement. It may link up with other open spaces and allow views through, or beyond the settlement which are valued locally
- Historic significance - The land provides a setting for, and allow views of, heritage assets or other locally-valued landmarks
- Recreational value - It has local significance for recreation, perhaps through the variety of activities it supports, and be of value to the community
- Tranquility - An area that provides an oasis of calm and a space for quiet reflection
- Richness of wildlife - This might include the value of its habitat



Brookings Down Wood



Broken Way - Junket Corner to Yew Tree Cottage, the natural estuary edge and traditional railings

## POLICY N3P-10 : GREEN SPACES

The Green Spaces identified in the plan and shown in Appendix E7 and Appendix E11 will be safeguarded from development. Only minor development of a designated Local Green Space will be permitted where it enhances the value of the green space, for example through sports, allotment and play provision, lighting, cafes, educational uses and sustainable transport routes. A full list of the designated Local Green Spaces can be found on page 41 below.

Extensive evidence to support N3P-9 and N3P-10 can be found in the following:

Feedback from general consultation	(Appendix C3)
School Bus Survey	(Appendix HW2)
Health and Wellbeing survey 2016	(Appendix HW1)
Draft Policies Consultation April 2017	(Appendix G7- Part 2)
Local Green Spaces Questionnaire	(Appendix E3)
Local Green Spaces Methodology	(Appendix E4)
Green Spaces nominations and follow up	(Appendix E5)
Details of proposed Local Green Spaces	(Appendix E7)
Maps of proposed Local Green Spaces	(Appendix E11)

## Nominated Local Green Spaces – showing number and location on the map below

Reference	Area	Map Grid	Reference	Area	Map Grid
LGS 1	Brookings Down Wood	C3	LGS 11	Butts Park Play Park	D4-D5
LGS 2	Ferry Wood	B3-C3	LGS 12	Butts Park Sports Field	D4-D5
LGS 3	Noss Green	C3	LGS 13	Newton Green	D4
LGS 4	Tennis Courts	C3	LGS 14	Kilpatrick Steps	C3
LGS 5	Community Orchard,	C3	LGS 15	Broken Way	D3
LGS 6	Noss Play Park	C3	LGS 16	Green south of Dillons	D4
LGS 7	Eastern Hill Wood	C3-D3	LGS 17	Wood north of Bridgend Hill	D4
LGS 8	Allen's Quay	C3	LGS 18	Membland Wood	E4
LGS 9	Court Wood	C4	LGS 19	Triangle on Bridgend Hill	D4
LGS 10	Newton Wood	C4-C5	LGS 20	Fordhill Plantation	C3



Allen's Quay



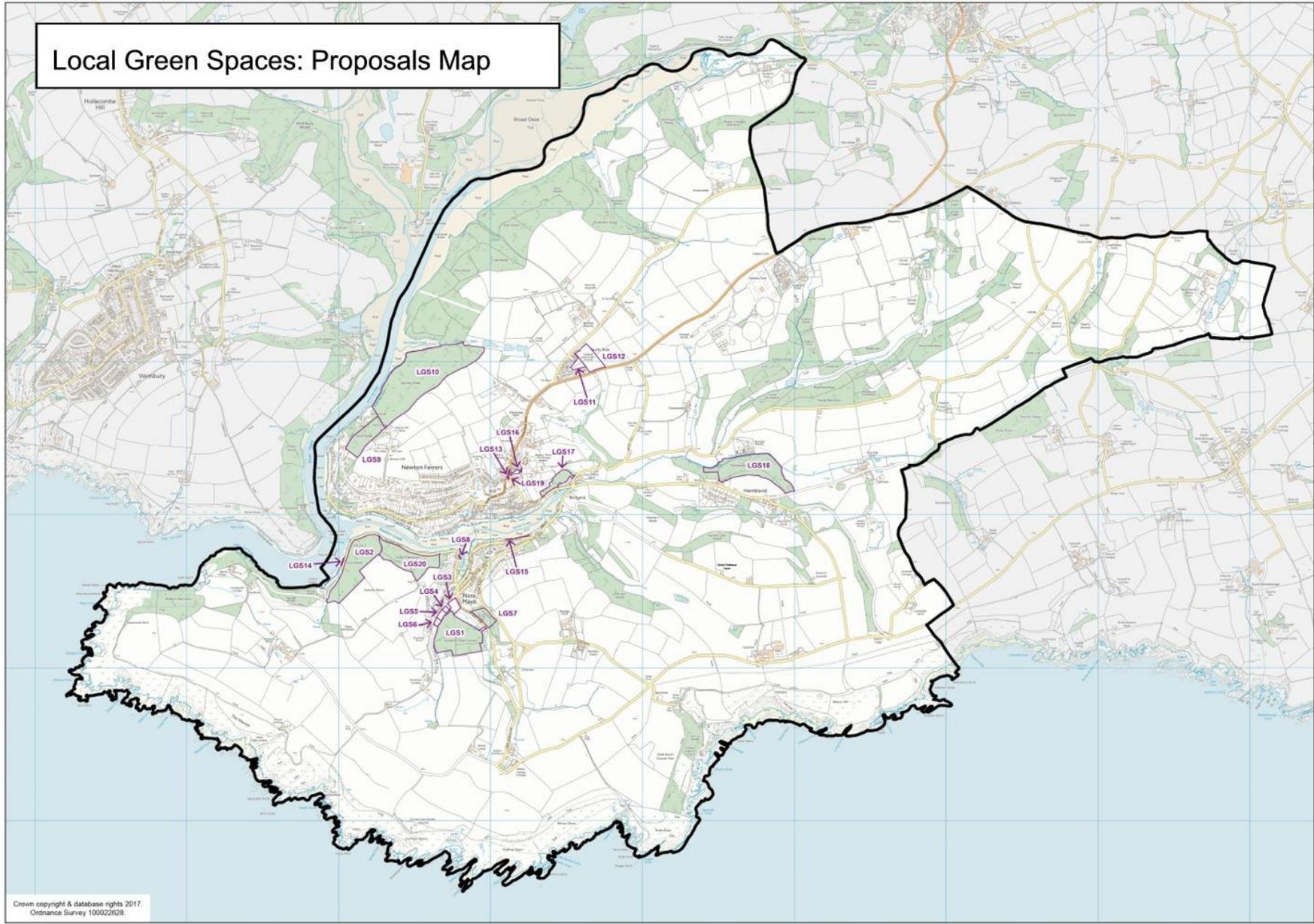
Newton Wood



Butts Park Play Park

# Local Green Spaces: Proposals Map

6  
5  
4  
3  
2  
1



6  
5  
4  
3  
2  
1

A B C D E F G H

# NEW HOUSING

**Vision Statement Priority 3 : Offering a balanced range of housing types and tenures: e.g. rented, open market, affordable rented and affordable open market**

**4.27** The Parish of Newton and Noss is a highly desirable place to live, providing our residents with an enviably high quality of life. It is particularly attractive for those who are retiring or looking for a second home and house prices are correspondingly high. Research done by Knight Frank in 2013 shows that ‘Prime waterfront properties in the UK are worth 54% more than their inland counterparts’ and the JLP/Dev 8 has identified the PL8 postcode area as a ‘High Value Area’ or ‘Honeypot’ location, recognising the issues associated with affordability and sustainability that this creates.

Development in the Parish is constrained by local geography: steep hills, a long coastline, flood risk areas, landscape protection and defined village Settlement Boundaries. Because of this exclusivity and the desirability of the area there is constant pressure for new homes but prices are beyond the reach of local families on average wages and the majority of young people.

## **4.28 Imbalanced Housing Stock**

There is significant imbalance in housing stock with more ‘top-end’ properties than modest ones. Most properties in the Parish are expensive and there is a shortage of smaller one, two and three bedroom homes for young families and ‘downsizers’, an issue clearly identified in consultation. This imbalance in housing stock contributes to an imbalance in the residents’ age and income levels which directly affects the sustainability of the community.

## **House Type 2011**

Newton and Noss Parish Total	Detached House	Semi-detached House	Terraced House	Purpose built flat	Flat in converted or shared house	Flat in a commercial building	Caravan
1059	583	203	165	45	57	3	3

Source: Office for National Statistics

A breakdown of Council Tax bandings in the Table below shows that there are 154 properties (15% of all dwellings) in the lower 2 bandings of a total of 1012 occupied dwellings. These represent the entry level properties that people on lower incomes would be able to afford. This is a very low percentage compared to a lot of villages and indicates the very limited availability of cheaper properties to rent or buy within the Parish. *(from N3P Housing Needs Survey 2016, Devon Communities Together)*

## **Council Tax Data**

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
34	120	96	78	199	197	277	11	1012

Source: Housing Needs Survey 2016 (Appendix H1)

This proposed policy is in accord with the 2006 Core Strategy’s strategic Objective DP11: Housing developments should only be permitted where they provide an appropriate mix of dwelling types and sizes that should reflect the identified local need.

#### 4.29 New 'Windfall' Homes in Newton and Noss

Between 2001 and 2011 there was an increase in new dwellings of 106 (Census data). This 10% increase in 10 years has felt comfortable for the residents, but has not helped to 'rebalance' the community.

Between April 2014 and June 2017 permission has been granted for 101 new homes in the Parish, of which 49 will be Affordable and 96 are outside the Settlement Boundaries. (see Appendix H9) The majority (70) are at Collaton. This should more than meet the needs of the community, especially as the JLP identifies a need for a total of just 20 dwellings (10 each for the villages of Newton Ferrers and Noss Mayo) over the plan period to 2034.

Although many of these dwellings could be considered 'windfall' sites, it is acknowledged that there is a constant supply of 'windfalls' as the desirability and high cost of property in the Parish means a steady stream of applications for new housing (NPPF 48)

#### 4.30 Affordability

Affordability is a significant problem in the Parish. To buy the average priced house in the South Hams with an 80% mortgage would require an income of £76,979 - or to put it another way, the average house in the South Hams is 14.3 times the average family income. Saving the deposit is another huge hurdle for families on average earnings.

House prices are even more extreme in Newton and Noss where the average price of a house in the villages in 2016 was £638,400, nearly double the South Hams average (*Jan - Oct 2016 nethouseprices.com*) and the range is currently between £131,000 for a leasehold flat for the over 55's, to £2,650,000 for a top end property with water access. (*rightmove.co.uk March 2017*)

The community said .....

- Disappointment about Criteria for 'affordable' housing e.g. don't qualify if living with parents
- Focus on 'Self Build' areas which would facilitate really 'Affordable Housing'
- More affordable housing especially for young working families
- The high cost of housing in N&N makes it difficult for teachers, nurses, carers, those working in local businesses etc. and other key workers to buy houses
- Need homes for people between social housing and very expensive housing to rebalance demographics
- I hope there will be some modestly priced homes that will keep the school full and keep the villages alive
- More land for self- build houses
- Encourage the building of more smaller houses rather than very large developments

This compares with average house prices (*Office for National Statistics 2016*) in:

The South Hams	£336,784
Devon	£260,784
UK	£280,211

**4.31** The 2016 Housing Needs Survey identified a need for 25 Affordable Homes over the next five years, 15 of which have just been completed at the Peter's Field/Glebe Meadow development in Newton Ferrers, 35 are planned for Collaton and 6 at Parsonage Farm

In theory the Parish already has sufficient 'Affordable Homes' (as defined by the Government) to meet local need, but there are still many in the parish who need truly affordable housing to be able to live close to their work and families.

**4.32** There are currently 51 Council/Housing Association properties in the Parish, 48 in Newton Ferrers and 3 in Noss Mayo and an additional 25 units of supported housing for the over 55s in Newton Ferrers.

*The Government definition of 'Affordable' homes (2017) is: Homes that are rented for up to 80% of market rent (and allocated on housing need) or sold for up to 80% of market price (shared ownership, shared equity or properties capped at 80%)*

The Affordable Housing that has already been built in the Parish does not meet all local need eg. There are no one bedroom properties for the under 55's - which would meet couples' needs as they are not entitled to a larger property. In addition, the current provision of Affordable housing is not affordable for those who need it. Affordable Homes have to be priced according to the local market and then sold/rented at a discount. Even with a discount part purchase is unaffordable for those who qualify.

The community said .....

- A polarised community with the well off and those eligible for social housing but little in between
- More 'actually' affordable housing (4 groups - 30 people)
- Affordable housing for locals and families
- Need a variety of flats/houses not just shared ownership - it's not always the answer eg. need to consider people downsizing too.(4 groups - 30 people)

The community said .....

- More sheltered accommodation
- Demand for smaller houses for downsizing older generation in villages
- Houses priced between £140-£230k - that we can afford to buy - in line with incomes (4 groups - 30 people)
- More bungalows
- Lack of apartments for retirement living here
- Without a community which is a cross section of society it no longer becomes a village!!!

### Tenure

Newton and Noss	2001		2011		Change
<b>No. of Dwellings</b>	<b>777</b>		<b>853</b>		<b>+76</b>
<b>Owned (outright and with mortgage)</b>	<b>639</b>	<b>82%</b>	<b>661</b>	<b>77.5%</b>	<b>+22</b>
<b>Shared Ownership</b>	<b>3</b>	<b>0.4%</b>	<b>7</b>	<b>0.8%</b>	<b>+4</b>
<b>Social Rented</b>	<b>37</b>	<b>5%</b>	<b>59</b>	<b>6.9%</b>	<b>+22</b>
<b>Private Rented</b>	<b>78</b>	<b>10%</b>	<b>111</b>	<b>13%</b>	<b>+33</b>
<b>Rent Free</b>	<b>20</b>	<b>2.5%</b>	<b>15</b>	<b>1.7%</b>	<b>-5</b>

ONS Neighbourhood Statistics: Tenure – Households 2001- UV63, 2011 – QS405EW

**4.33** This table shows that the majority of households in the Parish are owner occupiers. 19.9% of the dwellings are currently rented (2011). Although this is a 4.9% increase on 2001, this is partly due to an increase in supported housing for the elderly at Bishops Court, completed in 2006 and also likely to be a response to the financial crisis of 2008 onwards when some second home owners had to make their investments work harder and turned them into long term lets. It is unlikely that the private rental sector will increase significantly because property is too expensive to provide a satisfactory return on investment so there is very little commercial Buy-to-Let property.

#### 4.34 Community Housing

It appears that neither the open market nor current Affordable or social housing in such a high cost area meet the needs of local people. In accordance with NPPF 50, The Neighbourhood Plan wishes to create a wide choice of quality homes, widen opportunities for home ownership and create sustainable inclusive, mixed (and 'balanced') communities. This conforms with SHDC's JLP that seeks to empower local people to bring forward development plans for new homes that contribute to the sustainability of the community (SO9). By delivering a mix of new homes that add diversity and accessibility to the rural housing stock and enabling a balanced demographic profile that retains and attracts young people and working age families.

Consultation has shown that there is strong support for a Community Land Trust or similar organisation providing discounted homes for local people. A Community Land Trust would enable local provision designed to meet local need in a more flexible way allowing different styles of ownership and the possibility of self-build. A group is currently being established to become a 'Legal Entity' and progress financing and provision of land. A number of potential sites have been discussed and there will be a 'Call for Sites' which will be assessed subject to agreed sustainability criteria.



It is anticipated that the Community Housing could be situated within or outside the villages' Settlement Boundaries in accordance with Policy N3P1. There is an awareness that this will have to be subject to further community consultation but the N3P Team feel that it is important to establish a Neighbourhood Plan quickly and that it enables the development of Community Housing, rather than delaying the creation of the Neighbourhood Plan.

#### 4.35 The plan aims to address the imbalance in housing stock through policies to:

1. Encourage provision of smaller open market homes throughout the Parish (where development is envisaged by the plan)
2. Encourage the site that has been identified at Parsonage Farm to meet the demand for more 'modest' open market homes. The Settlement Boundary for Newton Ferrers will be extended to include this site. (See Policy N3P-1, page 12). It is a relatively small site but is very suitable for residential development and will accommodate 12-15 homes. Through consultation, residents have made it very clear that they want the villages to grow in order to be sustainable, but in a limited way, so that Newton Ferrers and Noss Mayo retain their 'village' character.
3. Develop new affordable homes through the establishment of a Community Land Trust or similar Community Housing Scheme, in order to meet the needs of the local population and those earning average wages for the area. The establishment of a CLT will post-date the Neighbourhood Plan and will be a 'Community Action'. In accordance with NPPF 54, it will probably include some market housing to facilitate the development of Affordable housing.



**OBJECTIVE 1 :** The scale and amount of housing is in keeping with the size of the settlement and locality

**OBJECTIVE 2 :** Balanced and diverse housing stock: a range of housing sizes and tenures to meet local need and encourage re-balancing the existing community

**OBJECTIVE 3 :** Community Land Trust and/or self-build meets local needs to help address the imbalance in age and income levels of the population

Extensive evidence to support the Housing Policies can be found in:

Statistics supporting N3P	(Appendix G5)
Public Meetings Dec 2014/ Jan 2015	(Appendix G3, G4)
Feedback from general consultation	(Appendix C2)
Housing Needs Survey 2016	(Appendix H1)
18-35's Consultation 2016	(Appendix H2)
Draft Policy Consultation April 2017	(Appendix G7 - part 2)
NPPF: 48, 50, 54	
SHDC Strategic Development Policy: 2010 Development Policies	
Development Plan Document: DP11	
2017 JLP: SO9, SO10, TTV30, DEV8,	

## POLICY N3P-11 : NEW HOUSING - BALANCED HOUSING STOCK AND LOCAL NEEDS HOUSING

Where residential development is permitted by this plan:

- a) In order to balance housing stock across the parish the development of smaller homes will be encouraged.
- b) Applications for new dwellings reasonably capable of accommodating more than 3 bedrooms will be required to provide evidence of local need.
- c) Replacement dwellings should either not exceed the original gross floor area of the original dwelling by more than 50% or should not reasonably be capable of accommodating more than 3 bedrooms, unless evidence of local need for a larger dwelling is provided
- d) In new developments of 4 or more homes, developers will be encouraged to have at least 75% smaller units reasonably capable of accommodating no more than 3 bedrooms.
- e) Affordable Homes and financial contributions towards their provision will be required in line with the Joint Local Plan and national policies.
- f) Proposals for small scale affordable housing schemes on rural exception sites will be supported where:
  - i. they meet the requirements of national and local strategic policies and the other policies of this plan.
  - ii. they are brought forward by a local community group such as a Community Land Trust and have the clear support of the local community.
  - iii. they are well managed and viable over the long term and the benefits will be retained for the local community in perpetuity.
- g) Proposals for self-build, small family homes will be supported.

# SECOND HOMES

**Vision Statement Priority 1 : Being a Devon waterside village that retains its local character and heritage**

**Vision Statement Priority 2 : Being a place that supports its local shops, businesses and services and ensures that there is adequate infrastructure and accessibility for current and future needs**

**4.36** The growth in the number of dwellings being used as second or holiday homes is having a significant impact on housing supply in, and the sustainability of, the villages of Newton Ferrers and Noss Mayo.

Although second home ownership and holiday letting is a welcome addition to the vitality of the villages and always has been, there is concern that the number of houses now used as Second Homes is disproportionate and that it is affecting thresholds for the provision of services e.g. insufficient residents for a better bus service and school provision. It also increases the burden on refuse collection, parking and other services in peak season.

The community said .....

- Second homes - driving the prices up and creating dead space in winter. But we also need to recognise the difference between holiday lets and second homes- ie holiday homes generate significant revenue and work opportunities and often the second homes are empty ((7 people)
- Second homes and holiday homes must be restricted or the community will suffer
- Limit/restrict/ban second home ownership (not retrospective)
- Less second home owners

The community said .....

- Restrict purchase, expansion of second homes
- Limitations on the number of second homes to keep the village alive in winter!
- Ban all holiday homes
- Demand for second homes likely to increase
- No new houses for second homes
- Empty second homes – lost opportunities/ghost town effect
- No more second homes
- Protection of new builds like St Ives not to become second homes

In September 2016 the results of our ‘Second Homes Survey’ showed that 18.4% of all properties were second or holiday homes. Noss Mayo is a ‘hotspot’ with 36%. (see Appendix H3)

In a further short online survey in February 2017, of the 78 people who responded, 56% said that they thought the ‘St Ives’ solution that banned new homes from becoming second homes was a good idea. 45% felt that a Community Land Trust that could buy small holiday properties on the open market and resell or let them to local people at a discount was potentially a good idea. (Appendix H5)

**4.37** Generally, second and holiday homes do not contribute positively to the social or environmental sustainability of a community but are often considered to contribute positively to the economy by employing local people and spending in local shops and restaurants etc. However this is not backed up by research (*Barnett 2014\**) where it was found that whilst people in holiday and second homes spend more than the locals whilst in situ, over a 12 month period locals would spend more.

In addition, local residents all said they would rather live next door to a home that was occupied permanently than a holiday or second home.

In terms of social equity, it was felt unfair that some people should own more than one house in a neighbourhood and yet others couldn't even afford a basic home.

It is the intention of this policy to try and address the number of second homes in the parish and thus the sustainability of the community by ensuring that all new build properties are subject to a Principal Residence Requirement.

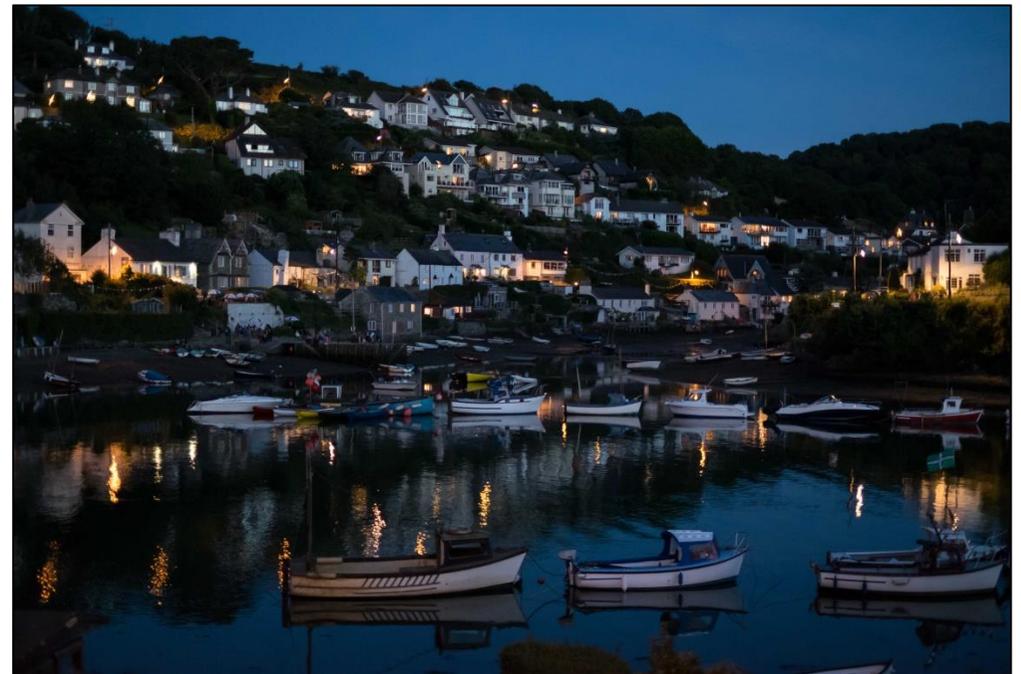
#### **4.38 Community Housing**

It is anticipated that our emerging Community Land Trust (or similar organisation) will purchase smaller second homes when they come on the open market and either sell, let or lease them to local people at a discount. This is a long term aim and will depend on the funds available and the suitability of individual properties.

*\*Jenny Barnett (2014) Host community perceptions of the contributions of second homes Annals of Leisure Research, 17:1, 10-26, DOI: 10.1080/11745398.2014.886156*

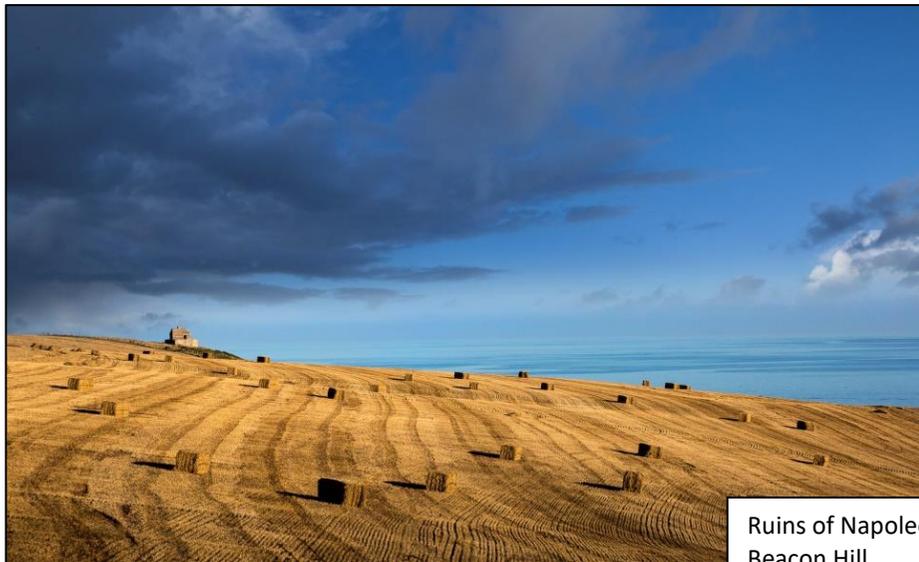
#### **4.39 Commercial Holiday Parks**

Briar Hill Holiday Park (Newton Ferrers) currently provides 24 lodges for non-residential occupation (holiday accommodation) for part of the year as does Revelstoke Park at Stoke Beach which has 175 pitches open from Easter (or 1st April, whichever is sooner) to the end of October. Both of these facilities are licenced for holiday and short term occupancy only. These do not impact in the supply of main homes in the Parish, although it is acknowledged that owning a designated holiday property may reduce the demand for second homes on the open market. It is not anticipated that any new developments of commercial holiday properties will be acceptable in the AONB and Undeveloped Coast designated countryside. They also contribute to the meeting of 2006 Core Strategy Tourism Strategic Objective 21 'Provide for recreational use and enjoyment of the district's towns, villages, countryside and coast.'



**POLICY N3P-12 : SECOND HOMES AND ‘PRINCIPAL RESIDENCE’ REQUIREMENT**

- a) New housing, including change of use but excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a principal residence. This must be guaranteed through a planning condition or legal agreement. 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.
- b) Owners of homes with a Principal Residence Condition will be required to keep proof that they are meeting the condition, and will be willing to provide this proof if/when SHDC requests it. Proof of Principal Residence is via verifiable residence including (but not limited to) residents being registered on the local electoral register and being registered with a local GP or child attending a local school.



Ruins of Napoleonic signal station  
Beacon Hill

Evidence to support this Policy can be found in:

- Second Homes Survey September 2016 (Appendix H3)
- Discussion Paper - Do we have a problem? (Appendix H4)
- On line Survey - n3p.co.uk January 2017 (Appendix H5)
- Draft Policy consultation April 2017 (Appendix G7 - part 2)
- Feedback from general consultation (Appendix C2)

# LOCAL BUSINESS

**Vision Statement Priority 2 : Being a place that supports its local shops, businesses and services and ensures there is adequate infrastructure and accessibility for current and future needs**

**4.40** Events of the 20th century have changed the demographics and economy of the Parish away from fishing and agriculture. Service-type business activities dominate the economy of the Parish now, most of which would rate as Small Businesses employing less than 3 people.

The variety of our businesses is remarkable and contributes greatly to the sustainability of our community, providing many essential services for residents. They include the Post Office/Pubs/Shops/Care Homes/Farms/Online Retailers/Graphic Designers/ Cleaners/Builders/Gardeners /Artists/ Marine services/Boat builders/Holiday homes/Carpenters/ Carers/ Photographers/ Florists and Caterers.

Making the choice to live and work in our Parish can be very rewarding but there are also significant disadvantages. Many of our businesses are individuals, self-employed, working from home and often isolated. In addition, being able to afford to live and work in the Parish is very challenging for many of us.

**4.41** The existing Post Office, shops and pubs are significant employers in the Parish and provide much valued services and opportunities to socialise and interact as a community. As in other rural communities the decline in numbers over the last 20 years has been to the detriment of the community. 77% of respondents in the Business Survey said that it was important to protect the status of the pubs and Yacht Club.

The Co-op, is a valuable resource in the parish and there is a lot of evidence for supporting the re-development of the Co-op, which

The community said .....

- We need Storage Units and Yards
- Small Business Units - so that we can work here
- We need to protect our shops and pubs
- More parking for businesses, customers and visitors
- We need to support the re-development of the Co-op Working in the village, we need commercial units, offices and workshops

would safe-guard jobs and services.

The new Joint Local Plan (Policy Dev 18) affords a great deal of protection for Local Shops and Services and the community propose to register the pubs as 'Assets of Community Value'. This will give the Parish the opportunity to mount a 'community right to bid' for the pubs should they come on the open market.

The Parish Council will not support a change of use for the pubs from business to residential unless:

- Economic unsustainability is proven
- The premises have been actively marketed for one year
- The premises have been offered to any community development organisation at market value

**4.42** The Plan seeks to keep the opportunity for those who now work locally to continue to do so and to provide opportunity for the working aged population of the future.

The community said.....

- Better broadband and mobile coverage
- Local jobs for local people
- Recognise the difference between Holiday Homes and 2nd Homes – Holiday homes generate significant revenue and work opportunities
- Access and parking for workers and customers
- Build / allow planning permission for storage / commercial premises
- Outside competition - losing work to firms outside the parish

Evidence for this Policy can be found in:

Local Business Survey Autumn 2016

(Appendix B1)

Local Business Survey Summary

(Appendix B2)

18-35's (bangers and beer) Consultation Sept 2016

(Appendix H2)

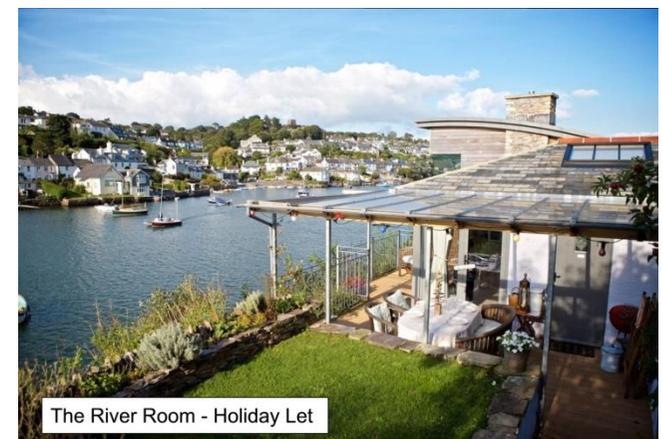
Draft Policy Consultation April 2017

(Appendix G7- part 2)

**OBJECTIVE : To Provide sufficient premises for existing and new businesses to succeed and provide jobs for local people**

## POLICY N3P-13 : BUSINESS PREMISES

- a) New business premises, business units, storage facilities or yards, including diversification or expansion of established businesses will be supported throughout the parish providing they comply with N3P-1, section b).
- b) Home working and home-based businesses will be supported providing they are in keeping with the locality and would cause no detriment to local amenity or nuisance to neighbours.
- c) Change of use from Residential to Business will be accepted for isolated developments within the wider Parish where they provide additional work opportunities providing they do not compromise the rural setting.



# HEALTH AND WELL BEING

Vision Statement Priority 5 : Being a strong inclusive community that has lots to do, with clubs, societies, activities and leisure opportunities

**4.43** Newton and Noss offers a good and healthy quality of life in beautiful surroundings. The Traditional life of the community has been enriched by many incomers over the years, bringing Different experience. We have many groups, clubs and societies and of course our annual Regatta which includes activities for all ages. However, our rural nature means that local facilities are small-scale and their retention and prosperity are important to local well-being.

**4.44** Evidence for which existing assets were most valued and what additional facilities people Wanted was gathered through questionnaires and consultation meetings.

Our residents say that the general environment of Newton and Noss, including waterfront, green spaces, woodlands and views is the most important factor in maintaining the health and wellbeing of our community as it encourages outdoor activities, particularly walking and water sports.

Facilities specifically for sport, exercise and health care are limited but those which we have are highly valued and must be retained. There are concerns about lack of safe routes for walking and cycling, especially for children and older people and loss of public transport.

You said .....

The **'Top 6' things we lack** are:

1. Public transport
2. Safe routes for walking, especially to the primary school.
3. A gym/sports hall
4. Better Broadband
5. More parking
6. Meeting place for children/teenagers

You said .....

The **'Top 6' things we value most** are:

1. River and waterfront
2. Walks and Footpaths
3. Tubb's Pharmacy
4. Yealm Medical Centre
5. Views
6. Green spaces

**4.45** The provision of public toilets is consistently under financial pressure. South Hams District Council wants to transfer them to the Parish Council, but they do not have sufficient funds to maintain them. When asked, the community said they wanted to keep the Public Toilets open.

**4.46** The 'village' nature of our communities should be defended. At the moment we still have a good range of local facilities meeting community needs – shops, pubs, a post office, a primary school, churches and meeting places, sports fields, tennis courts and play facilities, which reduces the need to travel further afield.

**4.47** The Plan seeks to protect the recreational facilities we currently have and encourage development of greater resources for exercise and relaxation.

To encourage sustainability in our communities, the Joint Local Plan (Dev 18) gives significant protection for change of use for community facilities.

**OBJECTIVE :** To ensure the maintenance and improvement of local facilities supporting the vitality, vibrancy, fitness and social cohesion of the community across all ages, but especially for the younger generation



## POLICY N3P-14 : COMMUNITY FACILITIES AND INFRASTRUCTURE

- a) Development of additional community facilities and infrastructure that will demonstrably support the vibrancy and vitality of the villages and wider community will be supported provided it complies with national and local strategic policies and the other policies of this plan.
- b) In order to safeguard the sustainability of the local community, development that results in the loss of facilities used by parishioners, to include facilities created during the lifetime of the Plan, for sports, recreation or amenity or that results in any harm to their character, setting, accessibility, appearance, general quality or amenity value will not be allowed. The table below identifies existing Community Facilities to be protected by this plan.
- c) No development should adversely affect the current provision of Public Toilets. Additional and/or improvements to Public Toilets including Disabled access would be supported.

### Community Facilities identified in the plan, to date, are listed below

The Village Hall, Noss Mayo	The WI Community Hall, Newton Ferrers
The Sports Pavilion, Butts Park	Pope's Quay, Noss Mayo
The Reading Room, Newton Ferrers	Bridgend Quay
The Community Post Office	The Dolphin
The Hard, Noss Mayo	Crocker's Quay
The Ship Inn	The Swan Inn
The Swan Inn Lower Deck Garden	
The Tilly Institute, Snooker Room and Reading Room, Noss Mayo	
The Public Toilets in both Newton Ferrers and Noss Mayo	

### Evidence to support this policy can be found:

Health and Wellbeing Questionnaire 2016	(Appendix HW1)
Feedback from general consultations	(Appendix C6)
School Bus Survey	(Appendix HW2)
18-35's consultation Sept 2016	(Appendix H2)
Draft Policy Consultation April 2017	(Appendix G7- part 2)
Green Spaces - nominations	(Appendix E5)

## 5. DELIVERING THE PLAN

- Many of the plan's proposals will only happen with private sector investment, but this does not remove Devon County, South Hams District and Newton and Noss Parish Councils or other public bodies from their responsibilities for infrastructure and services.
- The plan's policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy or similar in order to address any specific mitigation required by any new development.
- The policies of this plan and the Joint Local Plan will be complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is hoped that Devon County, South Hams District and Newton and Noss Parish Councils will take a proactive role in this regard.
- Once the Neighbourhood Plan is formally adopted by South Hams District Council it will become part of the local development plan. This means that it will be a material consideration in the determination of planning applications. The Council will therefore assess development proposals against the objectives of the Neighbourhood Plan alongside the Joint Local Plan and any related implementation plan to ensure that the aspirations of the community are being met.
- Monitoring may require the plan to be reviewed in due course to keep it up-to-date and relevant. A monitoring framework is suggested to help judge the effectiveness of the plan's policies. (See Appendix A3)
- Any formal amendments to the plan will have to follow a similar process as was used to prepare the original plan.