

2014-
2034

MALBOROUGH'S NEIGHBOURHOOD PLAN CONSULTATION STATEMENT



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INTRODUCTION

This Consultation Statement has been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012, Section 15, Sub-Sections 1 & 2. Accordingly this statement, which accompanies Malborough's Neighbourhood Plan, contains:

- Details of the persons and bodies who were consulted about the proposed neighbourhood development plan
- Explains how they were consulted
- Summarises the main issues and concerns raised by the persons consulted
- Describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan

This Statement has been prepared by Malborough Parish Council's Neighbourhood Planning Forum with support from officers of South Hams District Council Planning Department. It provides a summary 'journey' of the Plan. The Plan itself and its under-pinning Evidence Base and Parish Plan set out the detailed feedback received from Parishioners and Stakeholders throughout the process.

The aim has always been for the people **OF** Malborough to develop a Neighbourhood Plan for **THEIR** Parish and great efforts have been made to include the community in all stages of the process. Only then could we achieve a Plan that would deliver the long term goal of a balanced and vibrant Community. To this end, it was important to ensure that:

- the whole process was transparent
- consultation was as effective, timely and inclusive as possible
- results of consultation were fed back honestly, accurately and comprehensively
- any documentation and briefings were available for all to see (necessitating a variety of communication techniques) &
- feedback was heard, responded to and acted on as appropriate.

- Your Voice
- Your Future
- Your Plan

THE JOURNEY

1. 2013: SHOULD WE HAVE A NEIGHBOURHOOD PLAN?

Malborough is growing. Back in 2013 Malborough Parish Council recognised that Government was placing emphasis on planning at the local level because it believed that local people know best what local needs are and how they can be met. The opportunity for local communities to produce Neighbourhood Plans for their local area became a reality, putting in place planning policies for the future development and growth of the neighbourhood.

Should we have a Plan? What does it mean? How do we go about it?

2013 saw the Parish taking the initial steps to find out more about the initiative and, through the auspices of the Parish Council and discussions and consultations with the village at Parish Council meetings, the Annual

Parish Meeting and Community briefings, took the decision to proceed. In December 2013 the Plan Area Designate was confirmed by the South Hams District Council's (SHDC) Executive.

OUR DETAILED **DIARY OF ENGAGEMENT & CONSULTATION** FOR THIS INITIAL STAGE INCLUDES:

1st March 2013	Parish Council Representatives attended a Devon Association of Local Councils' Neighbourhood Plan Workshop.
20th March 2013	Parish Council Meeting. Councillors recommended that the Parish of Malborough should have a Neighbourhood Plan and, at this public meeting, suggested that the Parish boundaries were set as the Plan Area Designate.
17th April 2013	MALBOROUGH'S ANNUAL PARISH MEETING ENDORSED THE DECISION TO PROCEED WITH A NEIGHBOURHOOD PLAN FOR MALBOROUGH AND AGREED THE PLAN AREA DESIGNATE.
1st May 2013	Malborough Parish Council's Annual General Meeting to which all parishioners are invited. The Neighbourhood Plan becomes a standing agenda item at all subsequent monthly Parish Council Meetings from the 1 st May 2013. All parishioners are welcome to attend these meetings.
1st July 2013	A comprehensive brief was given to the Community. This 1st full brief was distributed to all Parishioners via The Messenger (Village magazine for the Parish of Malborough) which is hand-delivered to every household in the Parish. Articles were also published on the Village (www.malboroughvillage.org.uk), the Parish Noticeboards and in the Parish Council Minutes. APPENDIX 1
3rd July 2013	Neighbourhood Planning Forum (NPF) set up and the inaugural meeting held.
17th July 2013	Representatives of Malborough Parish Council attended a South Hams District Council Neighbourhood Planning Workshop at Follaton House, Totnes, Devon.
1st September 2013	Community Brief (2) APPENDIX 2 , including an open invitation for parishioners to get involved in the process was hand delivered to every household in the Parish. This was advertised in Malborough Messenger, Malborough Village website, Parish Noticeboards and Parish Council Minutes.
1st September 2013	Formal application submitted to SHDC to designate the whole Parish as a Neighbourhood Plan Area and Malborough Parish Council was confirmed as the 'qualifying body' entitled to prepare a Neighbourhood Plan. (Consultation process of 6 weeks). This was also posted up onto Malborough Village website on the 4 th September 2013.
October/November/December 2013	<p>The NPF adopted their Code of Conduct and monthly meetings of this Planning Forum commenced, the Forum acting as a sub-committee of and reporting to the Parish Council.</p> <p>Invitation to Malborough with South Huish Primary School seeking their involvement in the process</p> <p>The designated area was confirmed, by SHDC Executive, in December 2013</p>

	<p>after the statutory consultation period expired.</p> <p>Dedicated Neighbourhood Plan pages set up and populated on Malborough Village Website & dedicated Contact Email Address set up – both Accessible to all Parishioners</p>
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2. 2014: NEXT STEPS – EVIDENCE GATHERING

...”We cannot stand still – our community is growing. Between 2001 and 2011 our population grew by more than 8%. In 20 years’ time, using this same rate of growth, Malborough will grow by a further 17%. **Thus our population will have increased by more than a quarter since the 2001 census!** However we analyse this, and we can look at the data by age group, occupation, household type etc, some development of our Parish is going to be needed...”

Community Brief 1

But a neighbourhood plan is not just about more housing; we had to have a vision for what we wanted Malborough to look like and be in 20 years’ time.

To find out what the Village wanted, to agree a Vision for the future and to identify key issues facing the Parish, the Neighbourhood Planning Forum launched a series of consultation events.

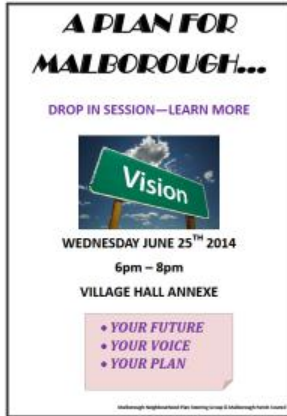

The Community Briefs continued with articles appearing in each edition of the Messenger (ie; 4 x per annum) hand delivered to EVERY household in the Parish. The Village website also carried these, hard copy was available on Parish Notice Boards and the dedicated email ‘Contact-Us’ address invited involvement. The NPF continued to meet regularly throughout 2014 and their deliberations and recommendations were discussed at each Parish Council meeting, their Minutes in turn serving to inform the Parish further.

The Annual Parish meeting in April 2014 launched the imminent arrival of comprehensive **QUESTIONNAIRES**. Three were developed – one for adults, another for

Young Adults and a 3rd for our Primary School children (the latter made possible by the kind involvement of Malborough & South Huish Primary School).

OUR DETAILED **DIARY OF ENGAGEMENT & CONSULTATION FOR THIS QUESTIONNAIRE INITIATIVE** INCLUDES:

3rd June 2014	Launch of Questionnaires	<ul style="list-style-type: none"> Malborough Village Website Public Drop in Session Press Release – South Hams Gazette Entry in ‘Village Voice’ section of South Hams Gazette Online Questionnaires available via Survey Monkey
Week commencing 3rd June 2014	Adult & Businesses Questionnaires	Hand delivered to all households in Malborough and local businesses

-“-	Young Adult Questionnaires	Hand delivered to all households with teenagers in the Parish. Lucky no. prize provided as an incentive to participate.
-“-	Primary Children Questionnaires	Delivered to Malborough with South Huish Primary School for all children. Again a prize attached to a lucky number questionnaire to encourage engagement!
6 th June 2014	Editorial Coverage	South Hams Gazette
June 2014	Poster Campaign	Drop in event – a Plan for Malborough 
June 2014	Questionnaire Launch	In School Newsletter
17 th June 2014	Drop in Publicity and Questionnaire Count Down	Facebook/Twitter and South Hams Gazette
20 th June 2014	Advert re Drop in Sessions	South Hams Gazette – What's On and also Village Voice Section
25 th June 2014	Drop in Session/Public Consultation	Parish Councillors and Planning Forum members: All members of the public were invited to attend a 'Drop in Session' to answer queries and raise issues regarding the questionnaires which will become the evidence base for Malborough's Neighbourhood Plan. The session was attended by Parish Councillors and members of the Neighbourhood Planning Forum.
30 th June 2014	Questionnaire Return Deadline	

The **ADULT & BUSINESS QUESTIONNAIRE** is reproduced at **APPENDIX 3**

In July 2014 the Community Brief said: *"THANK YOU to all those of you that took the time to complete your questionnaire(s).....there is a plethora of information and ideas now waiting to be collated. We have not counted them yet or tied them up with those completed online but we estimate that about a third of the Malborough households have replied. So July and August see us tying the information together and we meet in September to start looking at some of the key messages – already it is obvious that some common themes are emerging and some aspirations for the Parish. Don't forget we are not just looking at development needs. We need to know and understand what the village wants to invest in, in terms of facilities and amenities, for the next 20 or so years".....*

In October 2014 Malborough NPF published **THE EVIDENCE BASE AND MALBOROUGH'S PARISH PLAN**. This is a stand-alone document (forming part of the Neighbourhood Plan submission pack) that provides much of the evidence base underpinning Malborough's Neighbourhood Plan as well as a Parish Plan which includes many projects that the people of Malborough wish to be progressed over the life of the Plan.

Extract(s): ".....

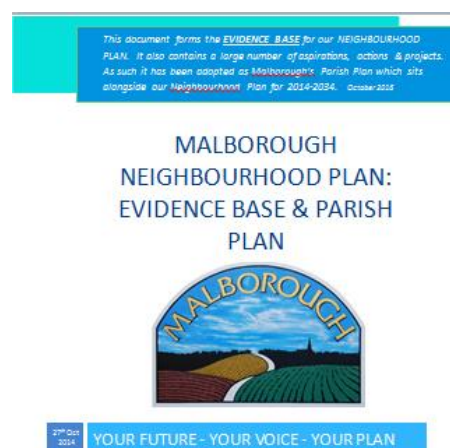
- *In June a questionnaire was delivered to all households within the Parish.*
- *We received 140 replies. A further 27 replies were received from the younger members of the Parish.*
- *This is your chance: your future, your voice, your plan.*

Over the summer (2014) we have been collating these responses. There is a plethora of information and ideas, aspirations and wish lists now available to us. Because of what you have told us, we, the parishioners of Malborough, WILL have a plan. This is about what we want Malborough to look like and be in 20 years' time. But it is not just about development (or lack of), the Parish Council needed a steer as to what our priorities are for investment and, through returning your questionnaires, we now have a much clearer idea of where we need to target our efforts and investment....."

....." This document now summarises your responses in that we have:

- *received all hard copy completed questionnaires in three formats (adult, secondary/young adult and primary school)*
- *inputted all hard copy returns into Survey Monkey and worked with SHDC to produce an amalgamated electronic report*
- *analysed and reported on the returns & presented the collated files, analysis and reports to the Steering Group*
- *prepared the results and reports in a format available to the public for feedback to the Parish*
- *prepared the results and reports in a format that can be incorporated as evidence base into the final plan*
- *it also becomes our Parish Plan....."*

October's Community brief (**APPENDIX 4**) also fed back to the Community that *...."Copies of our Evidence base are being printed and will be available at public locations in the Village or by request to*



any Parish Councillor or NP forum member or contact us through this website. There will also be a link to the document and full survey results (the 225 pages) from this website shortly. There have been summary tasters in the last two editions of the Messenger and we are delighted that 30% of you took the time to have your say, thank you. We will also be emailing them to all those that indicated you wished to be kept informed of progress.

Now we have the evidence we can start the plan. We are also finalising a date for SHDC to commence our Housing Needs Survey. We have incorporated all the issues we think you identified in our early plan draft - what we want the Neighbourhood Plan to address. We are now writing our objectives - what the Neighbourhood plan aims to achieve and what we have to do to achieve it. As always more volunteers and interested parties are very welcome so please get in touch! As soon as we have some working drafts we will share these with you and continue to ensure we have your feedback into the process as we progress. Keep an eye open for more opportunities to get involved and have your say....."

3. 2015: MORE EVIDENCE - CALL FOR SITES & HOUSING NEEDS SURVEY


As above, throughout 2015 the established Community Briefings continued, the Parish Council continued to have the Plan as a standing agenda item and the NPF met regularly. In addition a **CALL FOR SITES** initiative commenced. **Appendices 5 and 6** detail this process.

Community Briefing April 2015

Malborough calls for potential development sites

Local land owners (small and large) and developers are being invited to suggest sites in the parish of **Malborough** that might be suitable for development.

OUR DETAILED 2015 DIARY OF ENGAGEMENT & CONSULTATION FOR THE CALL FOR SITES INITIATIVE INCLUDES:

<p>3rd April</p>	<p>Editorial to encourage Landowners to flag build sites in the Parish of Malborough</p>	<p>South Hams Gazette, Village Noticeboards, Malborough Village Website. (Appendix 5) Site Submission Form (Appendix 6)</p> 	<p>All Landowners</p>
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8 th May	Deadline for suggestions for suitable sites		All
29 th June	Planning Forum Meeting	Review of Submitted Sites	Wider Planning Forum
July	Community Briefing	Malborough Messenger and Malborough Village Website (APPENDIX 7)	All Parishioners
August	Research, Visit and Assessment of Submitted Sites	Stakeholder Panel including John Yeoman, John Sampson and Tony Lyle (Neighbourhood Planning Forum), Phil Baker (SHDC link Officer), Robin Toogood (South Devon AONB), Richard Jackson (DCC Highways) and Landscape Officers (SHDC) and Environmental Health (SHDC).	
7 th Sept	Planning Forum Meeting	Discussion on results of assessment of submitted sites. APPENDIX D of Malborough's Neighbourhood Plan provides this detailed assessment.	Wider Planning Forum
Sept	Community Briefing on forthcoming Housing Needs Survey and update on position re housing sites	Malborough Messenger and Malborough Village Website (APPENDIX 8)	All Parishioners
12 th Oct	Planning Forum Meeting		Wider Planning Forum

[APPENDICES 7](#) (July 2015) and [8](#) (September 2015) brief the Community on the [NEXT STEPS](#) re this call for sites initiative and map the Parish's role in developing Options for Site Allocations and consulting on those in the coming months.

In October/November 2015 we commissioned SHDC to undertake a [HOUSING NEEDS SURVEY](#) (HNS) for us to provide further supporting evidence to the emerging Neighbourhood Plan and reinforce our earlier demographic modelling and analysis of the Questionnaire responses. The Community Briefing re the HNS is included at [APPENDIX 9](#) and the initiative saw paper copies of the survey hand delivered to all households within the Parish. Online returns were also invited via Survey Monkey. Extending the deadline for responses the Brief asked **..." Can we urge you again please to respond to the Housing Needs Survey – it will take you less than 5 minutes but should give us some hard data which we can use to gauge the future housing stock needed for the parish. The e-link to the survey is: <https://www.surveymonkey.com/r/malborough>. OR you can use the prepaid envelope supplied with the questionnaire OR you can pop into the post office and put it in the ballot box. We are extending the deadline until Monday 7th December...."**

SHDC went onto collate the results from this survey and produce the Housing Needs Survey Report for Malborough. This is reproduced in full as Appendix C of Malborough's Neighbourhood Plan. [ITS CONTENT UNDERPINS THE SCALE AND SCOPE OF HOUSING DEVELOPMENT SOUGHT IN THE PLAN.](#)



Members of the Planning Forum

4. 2016: PUBLIC CONSULTATION ON SITE OPTIONS FOR HOUSING HELD AT ALL SAINTS CHURCH, MALBOROUGH

All parishioners and interested parties were invited to attend a 'Drop in Session' to view the resulting housing sites following research, visits and assessment of the various submitted sites on 7th March 2016. The session was attended by Parish Councillors and members of the Neighbourhood Planning Forum.

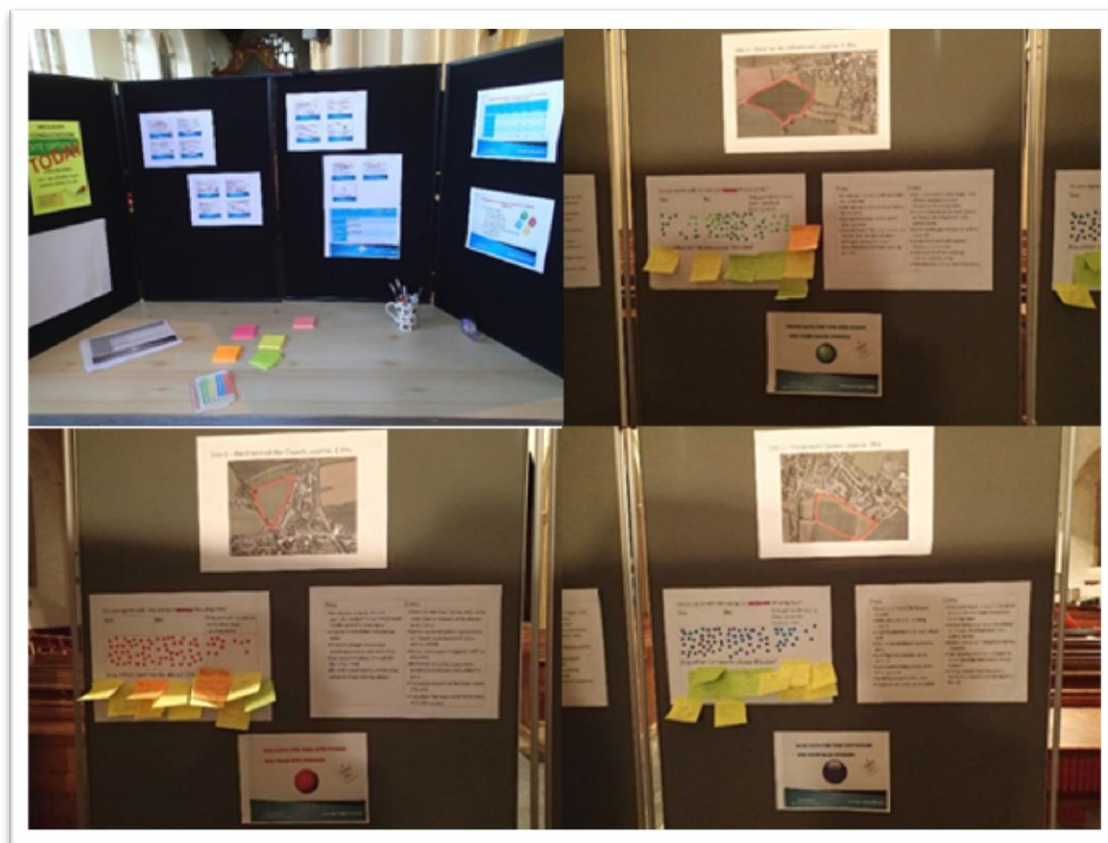


OUR DETAILED **DIARY OF ENGAGEMENT** FOR THIS PUBLIC CONSULTATION ON SITE OPTIONS INCLUDES:

Feb 2016	Community Briefing on Public Consultation	Malborough Messenger and Malborough Village Website (APPENDIX 10)	All Parishioners
7th March 2016	Drop in Session	Public Consultation on Site Options for Housing (Appendix 11)	All Parishioners and interested parties / stakeholders
April 2016	Community Briefing on Public Consultation	Malborough Messenger and Malborough Village Website (Appendix 12)	All Parishioners

Information Display of the 3 site options for housing





Information Boards and Voting Boards – attendees were allocated a series of sticky dots and post it notes

A powerpoint presentation was also running on a loop system and is reproduced at **APPENDIX 11**.

The outcome from that exercise is detailed in the resulting Community Brief, **APPENDIX 12**. **THE RESULTS OF THE PUBLIC CONSULTATION WERE USED TO DETERMINE SITE ALLOCATION(S) WITHIN MALBOROUGH'S NEIGHBOURHOOD PLAN AND THE ASSOCIATED PLANNING POLICIES.**

Community Briefing March/April 2016

Malborough recently (March 7th 2016) held a Public Consultation in the Parish. This considered potential site options to allocate for housing. We have a viable choice of 3 suitable sites for development to meet our immediate needs. Over 100 people came through the doors to discuss these site options; thank you for giving up your time and sharing both your concerns and ideas. It was very gratifying to see that interest is growing and, whilst there were many who had very real issues with some or all of the sites, a clear mandate did result from the exercise.

The consultation has given Malborough's Neighbourhood Planning Forum a mandate to recommend Portlemore Downs as its' preferred option in the Neighbourhood Plan.

5. 2016: WRITING THE PLAN, REGULATION 14 & REDRAFTING

May 2016 and an extract from the Community Brief ([APPENDIX 13](#)) reads:


In April we included a long piece about the results of the public consultation, which considered potential site options within the Parish for future housing developments. This means we are at the stage where, having got a Parish Plan, an evidence base, a current housing survey and a mandate from the village re. site options we can put pen to paper. We have! We now have a draft plan which members of the Forum are currently fine tuning. We are also receiving guidance from officers at South Hams more versed in writing planning policies that stand up to inspection and independent examination. It has to be said it is not a pithy or a riveting read but it does set out what we want as a village, when we want it and where we want it!

And, in October 2016, in its' Community Brief ([APPENDIX 14](#)) announced that: **..."Malborough is now entering the Pre-SUBMISSION Consultation Period (lasting 6 weeks) for its Neighbourhood Plan...."**

[APPENDIX 15](#) details the Statutory Consultees and other stakeholders included in this exercise and [APPENDIX 16](#) reproduces the text that invites them to participate. This was emailed out to the stakeholders on 12th October 2016.

OUR DETAILED **DIARY OF ENGAGEMENT** FOR THIS PUBLIC PRE-SUBMISSION CONSULTATION ON THE PLAN INCLUDES:

May 2016	Community Briefing regarding Draft Plan	Malborough Messenger and Malborough Village Website (APPENDIX 13)	All Parishioners
Sept 2016	Community Briefing on Pre-Submission Consultation	Malborough Messenger and Malborough Village Website (APPENDIX 14)	All Parishioners
8th Oct to 19th Nov	Pre-Submission Consultation Period for Malborough's Neighbourhood Plan	The Full Plan to be found on Malborough Village Website, hard copies in the Post Office, the Village Hall, in reception at Follaton House (SHDC) and by request to a Parish Councillor	All Parishioners
12th October 2016	Statutory Stakeholder Briefing and email	See APPENDIX 16	As per circulation list in APPENDIX 15
18th Oct 2016	Drop in Session held at the Village Hall and supporting poster campaign.	Members of the Parish Council and Planning Forum present to answer questions and discuss the draft Plan	All Parishioners

	<p>Malborough's Neighbourhood Plan Pre-submission consultation Drop in Session Tuesday 18th October 2016 4pm - 8pm The Annexe Malborough Village Hall Meet with Malborough Parish Councillors and members of the Neighbourhood Planning Forum to answer questions and discuss the draft Plan</p> <p>Editorial/Advertisements in local press</p>		
17th Nov 2016	Drop in Session held at the Village Hall	Final session to answer questions and discuss Plan	All Parishioners

THE EVENTS, IN DETAIL;

Public Consultations on the Pre-Submission Draft of Malborough's Neighbourhood Plan held at Malborough Village Hall – 18th October 2016 and 17th November 2016

Members of the Parish Council and Planning Forum were present to answer questions and discuss the draft Plan. All members of the public were invited to attend. The various responses from both sessions are listed in [APPENDIX 17](#).



Members of the Public at Drop in Sessions



THESE CONSULTATIONS LED TO: [OUR DETAILED DIARY OF ENGAGEMENT FOR RESULTS OF REGULATION 14 PRE-SUBMISSION CONSULTATION:](#)

2017			
10th Jan	Planning Forum Meeting	Discussion on responses from Pre-Submission Consultation Period (APPENDIX 17)	Wider Planning Forum
23rd Jan	Planning Forum Meeting	Further discussion on responses from Pre-Submission Consultation Period	Wider Planning Forum
27th Feb	Planning Forum Meeting	Discussion on responses from Pre-Submission Consultation Period	Wider Planning Forum

OUTCOMES: As above, [APPENDIX 17](#) includes all the responses received as a result of this consultation exercise. The resultant three meetings of the NPF considered this feedback in detail, identifying key areas of concern and addressing these within the Plan - where appropriate. Badly worded policies were revised to clarify intent and conflicting policies removed. [APPENDIX 17](#) also sets out any individual responses given to the consultees by the NPF and/or the Parish Council.

Feedback from Devon & Cornwall Police allowed us to strengthen the Secure by Design Policy and we responded to concerns from the Flood & Coastal Risk Management Team about policy wording and sustainable drainage. From both Natural England and Historic England came the request for a full S.E.A. - the Parish having been previously advised by SHDC that this was not required. An S.E.A. was subsequently commissioned.

Comprehensive and constructive feedback was received from our then link officer at the District Council. This resulted in us clarifying or amending poorly worded policies as above. Thank you. However there were a number of advisories within this response that suggested that our draft policies, whilst not in conflict with those of the District, would not necessarily be supported by the Local Authority. In this respect we have opted to 'stick to our guns' in that what our Plan contains is evidenced by what the village wants! It is a Local Plan to fulfil Local Need and meet Local aspirations. Villagers are hugely supportive of affordable housing for local people but not to meet wider, unmet need across the District. Furthermore the drive is for a sustainable community, not one diluted by a disproportionate supply of second homes. To this end, the policies in our Neighbourhood Plan that aim to achieve this have not been changed. It is hoped that these underlying tensions between Local and District aspirations will not derail what is a well evidenced Plan developed by and for the people of Malborough.

The key area of debate/discussion and concern with the Regulation 14 Pre-Submission Consultation on the Draft Plan was that of appropriateness or acceptability of the Site Allocations within the draft. It is understandable that those directly affected by such proposals should have strong feelings and supporting arguments as to why a particular site should not be allocated. However, the process of Option Appraisal and Consultation on Site Allocations within the Parish was robust, conclusive and well attended by parishioners. As such it is considered that the resulting site

allocation mandate given to the Neighbourhood Planning Forum by the village has to stand. The NPF has however, taken on-board, the very real concerns of the village regarding the potential increase in traffic and the need for resultant traffic calming measures, access (pedestrian) issues and aspirations re parking facilities, green space etc. The final Plan includes descriptive planning policies that any developer will be required to adhere to to deliver a build site.

6. THE STRATEGIC ENVIRONMENTAL ASSESSMENT

Community Briefing April / May 2017

Malborough Neighbourhood Plan; Community Briefing April/May 2017

The rewrite continues but we have now learnt that we are expected to do a full Strategic Environmental Assessment (SEA). Previously we had understood that SHDC would be running a screening process for this for us and that they did not anticipate a need for a full study. We also have to liaise with both English Heritage and the Conservation team at SHDC to assess the impact of any development supported in the Plan on our listed sites. Both these projects are likely to delay us a further 2 months or so but the work continues as other paperwork is completed necessary for the final submission. A slow and tortuous process but, hopefully, worth it at the end if we have a Plan that can help us determine our destiny more than we could without it!

As before details of the full plan can be found on the village website (<http://www.malboroughvillage.org.uk/>) and hard copies of the draft are still available by request to a Parish Councillor. Remember our Plan aims to ensure that:

Any development in Malborough needs to be of the right type in the right place at the right time and for the right reason.....

Susbequently, the NPF applied to and obtained technical assistance from Locality to commission a full S.E.A. This was prepared by:

AECOM undertook the scoping consultation after producing the initial report and directed emails to the Statutory Consultees identified and as required by Legislation. Their final report and conclusions were published in November 2017.

AECOM Infrastructure & Environment UK Limited
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Tailyour Road
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PL6 5DH
UK

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aecom.com

OUR DETAILED DIARY OF ENGAGEMENT FOR THE S.E.A. PROCESS INCLUDED:

28th February 2017	<p>Email to Planning Forum SHDC write: ..."I have just started in the role of Neighbourhood Planning Officer for South Hams and West Devon, and one of my first tasks is to review the process for SEA/HRA screening for Neighbourhood Plans. The process used up to now has been a little confused mainly due to there not being a Neighbourhood Planning specialist in place. It seems that unfortunately your SEA screening opinion has not been completed in compliance with the regulations, and that we will need to revisit it in order to ensure that your Neighbourhood</p>
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	Plan meets the basic conditions and does not fail at examination. I shall be working on this immediately and hope to have it completed within a matter of weeks, depending on how quickly I am able to get responses from our environment specialist and the statutory consultees....."		
	<p>● Mandy Goddard <Mandy.Goddard@swdevon.gov.uk> 14/03/17 at 2:35 PM ★</p> <p>To Malborough Parish Clerk CC SW-Neighbourhood Planning</p> <hr/> <p>Dear Debbie</p> <p>Further to our telephone conversation today and my email below, I am writing to confirm that having reviewed the proposed Malborough Neighbourhood Plan, it is the Council's opinion that Strategic Environmental Assessment should be carried out in order to assess potential impacts of the Neighbourhood Plan on the environment.</p> <p>This is primarily due to the proposed allocation of a site for housing development within the Area of Outstanding Natural Beauty at Portlemore Downs. In the absence of detailed evidence to show that this site will not have an unacceptable impact on the landscape within the AONB, a SEA report should be undertaken. Government guidance is clear that such a report should be proportional to the plan being assessed and the relevant issues, and I suggest that in this case the SEA should focus primarily on this landscape issue.</p> <p>We have advised that the Neighbourhood Plan group should apply for help with this work from the DCLG Technical Support package (see the link in the email below), and I understand that you will need this email to show that SEA is considered necessary.</p>		
April/May	Community Briefing regarding SEA requirements Application to Locality for Technical Support and commissioning of S.E.A.	Malborough Messenger and Malborough Village Website	All Parishioners
17th July – 21st August 2017	Scoping Report Malborough S.E.A. , produced by AECOM	Mandatory 5 week scoping consultation period	Statutory Consultees: Historic England, Environment Agency, Natural England
	<p>Chisholm-Batten, Nick <nick.chisholm-batten@aecom.com> 16/07/17 at 10:55 PM ★</p> <p>To enquiries@environment-agency.gov.uk CC debbieede@btinternet.com</p> <hr/> <p>Dear Environment Agency,</p> <p>Malborough Neighbourhood Plan Steering Group is currently preparing a Neighbourhood Development Plan for Malborough Parish in south Devon.</p> <p>To accompany the development of the Malborough Neighbourhood Plan, a Strategic Environmental Assessment is currently being undertaken to inform and influence the plan-making process.</p> <p>A Scoping Report has now been prepared for the SEA.</p> <p>On this basis, please find attached the Scoping Report for your comment. The consultation period will begin 17th July 2017 and ends 21st August 2017. This incorporates the statutory five week period for scoping consultation.</p> <p>We look forward to the Environment Agency's comments. In the meantime, if you have any questions on the SEA process currently being carried out for the Malborough Neighbourhood Plan, please do not hesitate to get in touch.</p> <p>Best regards,</p>		
November 2017	S.E.A. finalised and published by AECOM	Made available to Malborough NPF and Parish Council	

Chisholm-Batten, Nick <nick.chisholm-batten@aecom.com>

17/11/17 at 5:53 PM

To debbieede@btinternet.com

CC Cox, Rosie

Hi Debbie,

As discussed, please find attached the Environmental Report for the Malborough Neighbourhood Plan. As will become apparent by a read through, the Neighbourhood Plan performs really well in sustainability terms and we have no recommendations.

If you would like any updates, please do not hesitate to ask.

Best regards,

Nick

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OUTCOMES: The S.E.A. demonstrates that the Neighbourhood Plan performs 'really well' in sustainability terms and that there are no recommendations to be made. Accordingly, no changes were made to the Plan.

7. THE HABITATS REGULATIONS ASSESSMENT

In March 2017 SHDC write ..." The Habitats Regulations Assessment (HRA) is a separate process to ensure that the Neighbourhood Plan will not have any unacceptable impacts on a European designated site. We will continue with the screening report for this and inform you of the outcome as soon as possible...."

In May 2017 the Council concludes that:

OUTCOME:

No amendments were made to Malborough's Neighbourhood Plan as a result of the Habitat Regulations Assessment.

Habitats Regulations Assessment Screening Report

May 2017

SCREENING OPINION

The Council considers that there are no European Sites in the vicinity of Malborough that could be subject to significant effects from developments proposed in the Malborough Neighbourhood Plan and that therefore further assessment under the Habitats Regulations is not required. The full reasons are set out below.

South Hams District Council 05/05/2017

8. TO THE FINISHING LINE

OUR DIARY OF ENGAGEMENT READS:

With the last piece in the jigsaw, the S.E.A., being received in November 2017 the NPF were able to finalise the rewrite of the Neighbourhood Plan and work to draft the Basic Conditions Statement and Consultation Statement (this document) commenced. Via emails amongst Forum members these were progressed November - December 2017.

On 12th December 2017 the NPF met with a representative from SHDC to discuss the Regulation 15 submission timetable and subsequent key dates in the process. At its December 2017 meeting the Parish Council endorsed the Forum's recommendation to submit as soon as possible – target date mid-January 2018.

To conclude this statement, members of the Planning Forum met, again, on the 8th January 2018 to agree its final form.

Subsequent Community Briefs will reinforce the District Council's timetable as they take over the process to see the Plan to Independent Examination and Referendum. Special edition(s) of the Malborough Messenger are planned by the Parish to underpin SHDC's timetable and ensure full coverage, accessibility, publicity, transparency and ownership of the Plan. The use of Social Media, the Village website, Press Editorials and Advertisements will continue to be used as the process plays out to its, hopefully successful, conclusion.

CONCLUSION

This Consultation Statement and the supporting consultation reports are considered to comply with Sections 15(1&2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Malborough's Neighbourhood Planning Forum

c/o Malborough Parish Council

email: MalboroughParishCouncil

website: <http://www.malboroughvillage.org.uk/>

YOUR PLAN 2014 - 2034



©

January 2018

Malborough's Neighbourhood Plan

CONSULTATION STATEMENT

APPENDICES

1. Community Briefing July 2013
2. Community Briefing September 2013
3. Questionnaire – May 2014
4. Community Briefing October 2014
5. Community Briefing April 2015
6. Site Submission Survey Form
7. Community Briefing July 2015
8. Community Briefing September 2015
9. Community Briefing November 2015
10. Community Briefing February 2016
11. Drop in Session March 2016 – Pictures
12. Community Briefing March/April 2016
13. Community Briefing May/June 2016
14. Community Briefing September/October 2016
15. List of All Consultees
16. Email sent to all Consultees
17. Pre-Submission Consultation Responses
18. Community Briefing April/May 2017 re. SEA

APPENDICES



Appendix 1

Community Briefing No 1 July 2013

As featured in The Messenger

Government is placing emphasis on planning at the local level because it believes that local people know best what local needs are and how they can be met. Since April 2012, local communities have been able to produce Neighbourhood Plans for their local area, putting in place planning policies for the future development and growth of the neighbourhood.

So we can sit back and do nothing with respect to the development of the village and its environs or we can be more pro-active and have a Plan!

Make no mistake about it, development IS going to happen and Malborough will need to both develop and

South Hams District Council has a strategic planning policy for the area. We cannot conflict with this plan or prevent development included within it **but we can decide where and what type of development should happen and/or include policies that stand alongside those in the SHDC's plan.** These could include policies that set out the design of new buildings, protect open spaces, encourage more local employment opportunities, provide policies for transport, parking and access etc. To do all this we need to have a Neighbourhood Plan. If we do it right and follow 'due-process' then our Neighbourhood **HAS to be considered**, as a statutory document, in determining the outcome of any planning application.

But a neighbourhood plan is not just about more housing, **we have to have a vision for what we want Malborough to look like and be in 20 years' time.** There is no point having new housing if there are no employment opportunities for locals or nothing to attract them back to, or keep them in, the village. Then we will want to preserve the environment, our open spaces and our heritage.

As articles in the last two Messengers have indicated the Parish Council has agreed that we must be pro-active and prepare a Neighbourhood Plan. But this is not the Council sitting in isolation in the Annexe writing a bureaucratic document which will sit on the shelf and get dusty until the next Government must do! **It has to be yours/our plan that delivers what we want for Malborough for the next 10, 15 or even twenty years!** It has to be developed and owned by the Community.

We have just shown that, if we all pull together, we can deliver amazing things – the Jubilee celebrations were great and well supported, the Village Hall and its user Clubs and Organisations thrive and we have delivered >£100,000 of play equipment over the last three years plus brought funding in for the pavilion too! The school grows and we have delivered local housing for local people. **So what next?** What do we want Malborough to look like in the future? What facilities, opportunities and developments do we prioritise? The status quo, however much we love the village and do not want to change it, is not an option. Development will happen but we CAN influence the where, how and what and protect what is most dear to us whilst ensuring we have a vibrant and prosperous village for the future. We will aim to meet monthly, all the meetings will be open to the public and we will make the whole process as transparent as possible – yes really! At the end of the day any plan that we ALL come up with has to be voted through in a Parish Referendum (funded by Central Government not through the our local Precept) so if we don't get this right and get everyone on-board then we will have wasted a lot of time, energy and enthusiasm if there is a 'NO' vote. Not to mention we will lose the opportunity to decide our future!

Appendix 1 continued

Interested? Or sounds like yet another bureaucratic exercise by the pen-pushers?

We really need your help!

If everyone just sits back and lets things happen then we have only ourselves to blame when we are less than impressed by the outcomes. We need a little of your time plus a lot of your ideas and aspirations. For those that have the enthusiasm we would also welcome your inputs into the Steering Group as we develop the plan over the next 18 months or so.

There will be questionnaires (short ones, not pages long!) coming out and we implore you to take 5 mins to complete and return them – or just email, write or ring us with your ideas and/or concerns.

To get involved contact anyone of your Parish Councillors or Debbie and we can take it from there.

Writing this we are very conscious that apathy is the easiest option. **But this is YOUR plan, YOUR opportunity.** However little you may want to add or input, PLEASE get involved. Inevitably there will be a lot of 'process', it is a government initiative after all, but we will endeavour to minimise the paper work and concentrate on the outcomes of what we are trying to achieve...with your help.

More information will be found on various websites (including <http://www.malboroughvillage.org.uk>) but for those of you that do not have easy access to the internet we will use the Messenger as the key method of rolling out the information, plus the Parish Notice boards and also public meetings – again funded centrally. We might also try and get a **Facebook** group up and running.

So where are we now? Well the initial Steering Committee – the Parish Council – have met and formally applied to SHDC to designate the whole Parish of Malborough as the area to be covered by our plan. It seemed nonsensical to develop a plan for only part of the Parish and we also thought that by restricting the area to the Parish itself (rather than linking in with other parishes and towns) we would be able to progress faster and ensure everyone in Malborough knows about and owns (even if not everyone agrees) the initiatives.

We think it is unlikely any plan will get to the referendum stage before 2015 so our project plan works back from this. We have had an early stab at the Issues we believe might face the Parish and have also come up with a 'Vision Statement' for Malborough. Now none of this is radical, earth shattering or even very imaginative – it is a pragmatic listing of the major things that a Plan will need to address.

The Vision is: ***In twenty years' time Malborough will be a vibrant, growing and prosperous community. It will have a balanced demographic of young people, working families and the elderly and retired. More than 90% of the housing stock will remain as permanent homes and these will be affordable, and accessible, to the local community (with reference to the average local wage). Local employment opportunities and services will be encouraged whilst the rural character of the village and its surroundings will be protected. Malborough will continue to provide and develop diverse leisure and recreational activities to ensure a happy, healthy and diverse community.***

Issues we might need to consider include:

- Ensuring there is suitable and affordable housing stock for all those wishing to live in Malborough. This to include the building of new affordable housing within the Parish (affordable¹ to include a mix of social rented, part owned and outright purchase), with the housing to come on stream, in small pockets of development, over the life of the plan. To encourage the development

of employment opportunities – perhaps through facilitating the development of redundant and derelict buildings into low impact/light industrial units

- To ensure broadband and the IM&T and communications infrastructure of the village is fit for purpose for both residential and commercial users
- To ensure that the rest of the village's infrastructure develops to accommodate a growing population (eg: education, water & sewerage)
- To improve public transport links with emphasis on working commuters
- To extend the village hall and identify new development leisure/recreation projects
- To consider the extension of the cycle path to connect with the national network
- To determine what green/open spaces/land/buildings we wish to protect in perpetuity
- To permit agricultural development for agricultural use (by using the full planning process)
- To seek to restrict the re-development of existing 1-2 bedroom housing stock into larger homes to facilitate progression up the housing ladder for local residents and to work to protect local residency clauses
- To set out our thoughts/way forward for green issues (do we want to encourage wind turbines or insist any new build is built to the highest efficiency standards for example?)
- To protect the existing economic uses of buildings used by the general public (eg; shop, pubs and post office)
- Protect the local vernacular – setting out policies that insist on good quality design that integrate with, and respond to, local surroundings, the landscape and existing buildings.

So what do you think? What have we missed? What is wrong? What is good/right? **How do we make this whole process more real to you...what does it mean to you as a resident of Malborough?** Let us have your comments.

Contact any of us using the Council numbers on the back of the Messenger and thanks for your time in reading this.

Lastly we are delighted to have Phil Baker working with us from SHDC's strategic planning team; he will be our link into the Council, help us with the process and provide a source of planning expertise, welcome Phil.

Appendix 2

Community Briefing No 2 September 2013

As featured in The Messenger and on Malborough Village website

A Reminder - Government is placing emphasis on planning at the local level because it believes that **local people know best what local needs are and how they can be met.**

So we can sit back and do nothing with respect to the development of the village and its environs or we can be more pro-active and have a Plan! We, the parishioners of Malborough, WILL have a plan....**This is about what we want Malborough to look like and be in 20 years' time.**

In the last Messenger we invited you to get involved. A few parishioners have come forward and we will be meeting in early October to look at the detail of **WHAT** we need to do, **WHEN** we need to do it and **HOW** to get more of **YOUR ideas** into the mix. We are at a very early stage and our timeline needs to mirror that of SHDC as they develop their new Local Plan, due to be adopted in 2016. 'Due Process' and bureaucracy inevitably dampens enthusiasm but, whilst there will be some must-do's, we will endeavour to make the whole thing as open and transparent as possible and undertake to keep you, the Community, fully briefed and, hopefully, engaged.

Currently the Public consultation process is underway. This aims to designate the parish boundaries as the Neighbourhood Planning (NP) area, inviting comments as to the suitability, or otherwise, of the plan designate. The consultation runs for 6 weeks from 1st September.

Details can be found at <http://www.southhams.gov.uk/shneighbourhoodplans> and also on our village website at <http://www.malboroughvillage.org.uk/group/parish>.

What does this mean? Well we think our NP should be for ALL the parish of Malborough but not extend beyond our boundaries. We know it is going to be difficult enough to engage with all our parishioners. To seek consensus further afield is, we think, a step too far although there will be many areas of common interest, protecting our AONB for example and the beauty and integrity of our coastal areas. Are we right in 'staying' local? This 6 week consultation is your chance to say whether we are or not. There is information up on the Parish notice boards too for those that do not have internet access.

Over the next few months, maybe even before Christmas, we will be having a public meeting to take anyone that is interested through the process, identifying ways of how and when you can get involved. But, basically, contact any of your Councillors or me and we can then put you in touch with other members of the steering group with their specialist interests or areas of responsibility.

Do we have any **Facebook** enthusiasts that can get a group up and running? And we also need a **LOGO**...this is NOT about wasting money to rebrand ourselves but a local competition (at zero cost) to design a Neighbourhood Planning logo that we can use. This would enable people to see the logo, identify it with what we are trying to do and have a bit of fun too putting together their graphic design, artistic or photographic expertise. A prize for the chosen design? Watch this space. The logo needs to be easily reproduced to add to any correspondence, website, etc. Think about the village sign and the design we used for the Jubilee mugs and see what iconic bits of Malborough Parish can be incorporated into a LOGO. Closing date 30th November 2013.

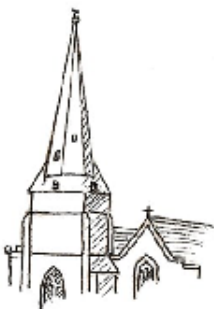

Thanks for your time. Debbie, September 2013 for Malborough Parish Council

Appendix 3

MNP Note: The statistics from the questionnaire can all be found in the Neighbourhood Plan Appendices

MALBOROUGH NEIGHBOURHOOD PLAN

QUESTIONNAIRE

May 2014 Thank you for your support

Please return your questionnaire by 30th June 2014

- Your Voice
- Your Future
- Your Plan

Does Malborough need a Neighbourhood Plan?

This Questionnaire has been compiled by an independent group of residents of Malborough and at the request of the Parish Council. Its main purpose is to seek your views on how the community can be improved, developed and protected in the coming years.

We cannot stand still – our community is growing. Between 2001 and 2011 our population grew by more than 8%. In 20 years' time, using this same rate of growth, Malborough will grow by a further 17%. **Thus our population will have increased by more than a quarter since the 2001 census!** However we analyse this, and we can look at the data by age group, occupation, household type etc, some development of our Parish is going to be needed.

250 more people (approximately!) will live in Malborough in 20 years' time than in 2001. Where will they live, work, go to school, play, relax etc?

We believe that supporting the local economy and providing more affordable homes for local people are our priorities. We need sustainable development and growth to meet the needs of local people, businesses, and our many visitors, to underpin and add to the assets the community needs and values. We need to create opportunities for the community and local economy to be stronger and to prosper, to be somewhere new businesses come to. We need to retain and attract more young people and families whilst protecting what we hold dear about this place.

But what do you think? What are your aspirations and priorities for the community you live and/or work in? Our Plan will be specifically for this Parish, put together from what local people and businesses have said they need and want

We emphasise ALL RESPONSES WILL BE TREATED IN THE STRICTEST CONFIDENCE. Please see our Privacy and Confidentiality Policy on page 2.

Thank you in advance for providing us with your responses.

Please send in your completed forms by 30th June 2014 or complete **ONLINE** at <https://www.surveymonkey.com/s/malboroughyourplan>

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Appendix 3 continued

QUESTIONNAIRE

About You & Your Family

To help us to ensure that we have a good range of responses from across the whole community, please provide the following facts about you and your household.

1. Where do you live in the Parish

	Malborough Village
	Rew, Coombe, Bolberry, Soar, Collaton



2. Ages of members of your household

(please indicate number in each group)

U16	16-24	25-44	45-65	65-79	80+

Privacy andConfidentiality Policy

We want you to feel relaxed about providing the

information and views we are asking for in this

questionnaire. You have our assurance, therefore, that all

answers you give will be kept secure, private, and treated

in the strictest confidence. Our analysis of the

responses will treat them entirely anonymously; and

any results released from this questionnaire will be so

presented that individuals cannot be identified. If you

choose to supply your name or contact details in the

space above, these will be used only as a means of

keeping the questionnaire response database, and will

not be passed on to any other person or body.

3. Is anyone in your household disabled?

	Yes
	No

Please give more details if you'd like to:

4. How long have you lived in the Parish?

Years

5. If you would like to be kept informed about Malborough's Neighbourhood Plan, please supply your name and contact details below (OPTIONAL):

Name, email & address:

Find us on www.malboroughvillage.org.uk/group/yourplan



Appendix 3 continued

Community Life

This looks at whether local residents play an active part in our local community and feel able to influence decisions made for our area.

Thank you for your support

6. On a scale of 1-5 how would you rate the community spirit in Malborough?
please circle 1 2 3 4 5 don't know (where 1 is poor and 5 is excellent)

7. Do you feel you are able to influence decisions concerning Malborough?

Yes... No... Don't know...

8. Do you know your Parish Councillors

Yes... No...

9. Do you know your District and County councillors

Yes... No...

10. How can local people be encouraged to take a greater role on making local decisions about Malborough?

11. Are you aware that Parish Council meetings are open and parishioners can come and put their views forward.

Yes... No...

12. How do you find out what is going on Malborough Parish?

Malborough Messenger	Notice Boards	Parish Website	Emails	School	Word of Mouth	South Hams Gazette	Facebook/ Twitter	Other

13. Should more information be provided using?

Parish Website	Yes	No	Don't Use
Facebook	Yes	No	Don't Use
Twitter	Yes	No	Don't Use

14. How do you think community life could be improved?



15. Do you feel safe living in Malborough?

Yes... No... If No, why not...

Page 3

Appendix 3 continued

QUESTIONNAIRE



Local Facilities

This is about whether there is a good range of facilities for all ages and groups within our community, including formal and informal sports, play areas and indoor spaces.

16. How often do you and your family use the facilities in the Parish?

	How Often					What stops you from using more frequently?				
	More than once a week	Weekly	Monthly	Occasionally	Never	Cost	Unsuitable hours	Unsuitable courses or events	Access (parking or transport)	Other
Village Hall										
Pubs & Hotels										
Church / Chapel										
Post Office / Shops										
Playing Field										
Playground										
Skatepark										
Allotments										
Beaches										
Other (please specify)										

Please give more detail about your answers to Q16 above.

17. What other facilities or entertainments would you like to see and support in the Parish? Including any new or additional clubs or organisations? Please specify



Page 4



Appendix 3 continued

Local Services

Thank you for your support

This is to get your views on provision of local services (such as health centres, libraries, schools, childrens' services, etc)

18. Which of the following services available to Parishioners do you use and what level of importance do you attach to them (on a scale of 1 to 5) ?

(where 1 is not important and 5 is very	Use	1	2	3	4	5	Do not use
Pre-School							
Primary School							
Doctor/Health Services							
Mobile Library							
Public Rights of Way (eg: footpaths, bridleways, cycle track)							
Public Toilets							

19. Are there any other services you would like to see provided that you would use?

20. What level of importance do you attach to the following services for older people?

(where 1 is low & 5 is high). Tick as many as apply.	1	2	3	4	5	Do you or would you use
Primary health care and other professional care service provi-						
Facilities for pro-active health and well-being						
Mobile advice units for mobility, hearing and vision						
Care facilities eg: homecare, day & respite care, convalescence						
Ring & Ride and other transport services (including WRVS & Fare Car, PTS & Hospital Car)						
Voluntary Activities...lunch clubs, befriending, shopping etc.						

21. What other services for the elderly would you like to see and would support?

22. What level of importance do you attach to the following services for young people?

(where 1 is low & 5 is high)	1	2	3	4	5	Do not
Under 12 youth clubs						
Over 12						
Cubs, brownies, scouts, guides						
Advice services for young people						

23. What other services for young people would you like to see and would support?

Page 5

Appendix 3 continued

QUESTIONNAIRE



The Environment

Please give reasons or explain your answers as fully as possible & use additional paper if necessary

This is to find out how you view and enjoy our surroundings, village and countryside, whether as a place of work or leisure. Landscape, coast, wildlife, our natural & industrial heritage & sustainability



24. Malborough is designated as an Area of Outstanding Natural Beauty, an AONB. Did you know that? What does it mean to you? What do you think it means for development?

25. What do you value most in the local environment?

26. In Q19, you said how important the open spaces & Public Rights of Way (PROW's including footpaths, cycle track, bridleways and Green Lanes) were to you. Now how do you rate them re quality, access & availability?

27. (a) Should renewable energy schemes be encouraged in the area?

(wind turbines, bio mass production, solar panels, heat pumps etc.)

(b) Do you have suggestions as to how we might achieve this ?

28. Would you help with environmental projects in the parish?

29. Do you think more should be done to encourage wildlife in developments and in the Parish?

30. What else do you think should be done to enhance and add to the natural and historical heritage of the parish?

31. Do you have other comments and/or concerns about the local environment?

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Appendix 3 continued

Housing

In 20 years time, on current rates of growth, our population will have increased by more than a quarter since the 2001 census!

Thank you for your support



32. Do you think Malborough has the right number & mix of homes to cater for (1) the community and (2) your household's needs over the next 20 years?

Malborough Community			Your household		
Yes	No	Don't Know	Yes	No	Don't Know

33. Do you have a need for a specific type of housing? We will be doing a full housing survey soon.

	Shared ownership	For rent	To buy	bedrooms			
				1	2	3	4
Affordable (social) housing							
Sheltered housing (for the elderly)							
Private housing							
Home adapted for a disability							
Other (please specify)							

34. There will be development in Malborough. Where do you think it should be?

Please tick

- ☐ In small developments around the edge of the village 5-10 units with affordable houses included
- ☐ In larger developments 10 plus houses
- ☐ In affordable only developments
- ☐ Small self build developments on the edge of the village for local people
- ☐ Small developments or single houses around the hamlets outside the village

35. Are there any specific areas in/around the village where development could take place?

36. What features would you like to see in future developments?



	important	preferable	unimportant
Low energy design			
Traditional local style			
Contemporary design			
Homes with private gardens			
Homes with car park spaces/garages			
Green space around developments			

Appendix 3 continued

QUESTIONNAIRE



Transport & Communications

Our present & future needs for public transport, safe walking, riding and cycling routes, 21st Century communications

37. (a) How many cars/vans are in your household?
(b) How many are regularly parked in the street?

none	one	two	3+

38. Does anyone in your household travel for (a) work or (b) pleasure to, how often and how do you travel?

	Work		Social/Domestic/Pleasure	
	How Often?	How? (car, bus, etc)	How Often?	How? (car, bus, etc)
Kingsbridge				
Plymouth				
Salcombe				
Totnes				

39. Does anyone in your household use the bus service, or would they if it were more convenient?

40. Would any of the following encourage you to use your car less?

Better (more convenient &/or frequent) Public Transport	
Car Share/Car Club	
More Cycle Paths	
Community Bus	
More shops & facilities locally	
Other (please specify)	
Nothing	

41. Are there local traffic problems (eg: cars , agricultural vehicles, lorries) and/or parking problems in the parish?

42. How good is your mobile phone reception and your broadband speed?

	good	fair	poor	variable	usage	
					personal	business
mobile telephone						
broadband						

43. Would you consider working at home if the broadband was faster and more reliable?

44. Do you have anything else to say, comment on, question about transport & communications

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Photo © Francis Fild in association with YourLocalVoice.co.uk 1927



Appendix 3 continued

Economy

Thank you for your support

This is about whether we have a successful and diverse local economy with a range of local job and business opportunities



	full-time	part-time
45. How many in your household are ?		
employed		
self employed		
retired		
student		

46. Where is your work based ?

47. Does anyone in the household run a Business?

Yes	
No	

If yes, please also complete the attached short BUSINESS SURVEY on page 10

48. Where do you usually shop for the following?

	Malborough	Kingsbridge	Plymouth	Salcombe	Totnes / Dartmouth	Online	Other
Main groceries							
Top-Up' groceries (eg: milk, bread, baby food)							
Household items/ D.I.Y.							
Petrol/Diesel							
Other shopping							

49. How do you think new businesses could be encouraged within the Parish? If you favour development (business units for example) where, within the Parish, would you consider suitable?

50. Would anyone in the household consider working in the village if suitable premises/facilities were available?

51. Should other projects be further encouraged in the parish, especially where more employment is involved? If yes, what & where would you suggest? eg: agricultural, arts & crafts, tourism, shops

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Appendix 3 continued

BUSINESS SURVEY

Thank you for your support

To be completed by business owners, including the self-employed and home workers, only

How many people does your business employ?

Is your business in the Parish?

Are there any factors that threaten your business or restrict its development?

eg: business rates, lack of suitable premises or local skilled labour

What could be done to support your business and encourage expansion?

eg: super fast broadband, business accommodation units to lease

If your business is currently based outside of the parish what factors might help you decide to relocate here?

Do you, or could you in the future, offer work experience or apprenticeships to young people in the parish?

Are you intending to set up a business in the near future? If yes do you hope to locate in this parish?

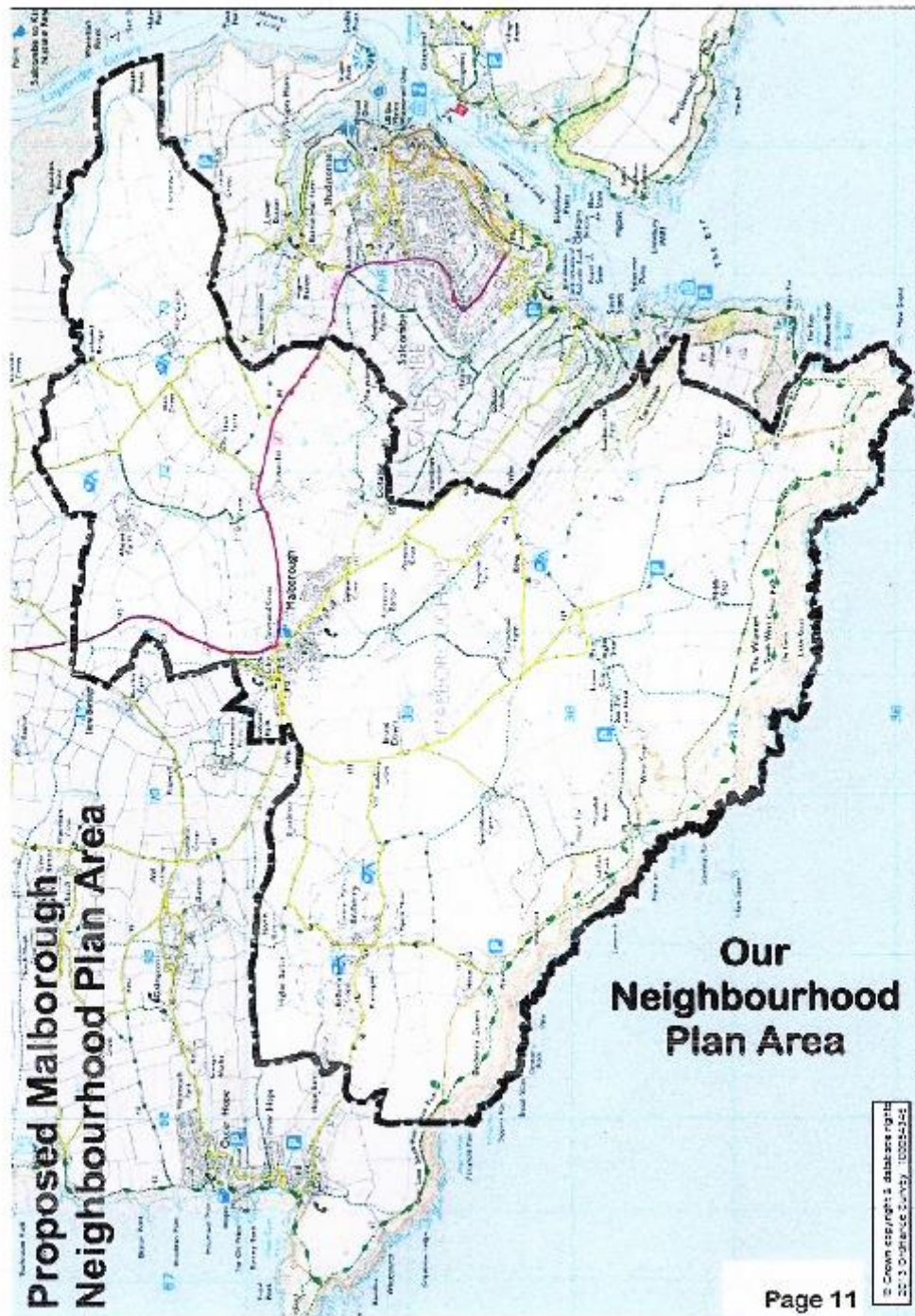
Finally it would be really helpful to have your business contact details so that, if we need to, we can follow up on your responses. Again, supplying this information, is purely optional.

Business name & contact details:



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Appendix 3 continued



Appendix 3 continued

MALBOROUGH
NEIGHBOURHOOD PLAN

Malborough Parish Council
c/o 1 Coastguard Cottages
Malborough TQ7 3DS

Phone: 08 44 1548 560963

E-mail:

info@malboroughplan.org

www.malboroughplan.org
info@malboroughplan.org

Your Future
Your Voice
Your Plan

WE'RE ON THE WEB

COMPLETE ONLINE

[https://](https://www.surveymonkey.com/s/malboroughyourplan)

[www.surveymonkey.com/s/](https://www.surveymonkey.com/s/malboroughyourplan)
[malboroughyourplan](https://www.surveymonkey.com/s/malboroughyourplan)



Malborough is a wonderful place to live and work – if you can afford a home, if you can find a reasonably paid job! We are a strong, self-reliant, living and working community on the South Devon coast, fortunate to live in a stunning local environment. We know the importance of and are well used to looking after ourselves and solving our own problems – look how much we have delivered locally over the last five years: 17 affordable houses for local people, a £50k skate park, a £50K playground upgrade, a pavilion, better parking and facilities at the Hall, the list goes on

As a rural community we cannot stand still. Change is inevitable, whether development takes place or not, and the choices we make today will shape our future.

We need to secure a strong future for ourselves. Through the Government's Localism Act we are able to draw up a Neighbourhood plan. This will become a statutory planning document. It will ensure that the needs, views and priorities of the local community, us, are fully considered when assessing future planning applications and proposed developments within the area.

A Neighbourhood Plan

Your responses will form the framework for discussions at Community Consultation Events to be held later in 2014. This will help identify priorities, issues and potential projects to be recorded in the Neighbourhood Plan. This Plan will be a guide for future developments and will be subject to endorsement by the Parish Council and the local community before SHDC can use it to identify potential new development in the Parish, whilst managing what already exists.

It is very important that as many local people as possible participate in this project by completing this questionnaire. We appreciate the effort and time that you take to do this and hope you will continue to be involved as the project progresses.

You can complete the questionnaire: **ONLINE** at: <https://www.surveymonkey.com/s/malboroughyourplan>

or
by **FILLING IN THIS PAPER COPY**, and returning it to us:

☐ by dropping it into the Messenger Box at The Post Office or

☐ by e-mailing via <http://www.malboroughvillage.org.uk/group/yourplan> and we will come and pick it up, or

☐ by hand to any Parish Councillor (contact details on the back of the Messenger) including

- Gilt at 3 Cumber Close (561698)
- Ann at Bnberry Farmhouse (561283)
- John at Barnes Park, Soar (561232)

☐ by bringing it to one of the drop-in events we shall be holding to publicise this survey or

☐ by post to 1 Coastguard Cottages, Soar, Malborough TQ7 3DS.

We have tried to deliver one of these questionnaires

to each and every household in the Parish. If you want to complete one as an individual, or require further copies for any reason, please telephone or e-mail us (see above). Or you can download a copy as a (printable) pdf file from <http://www.malboroughvillage.org.uk/group/yourplan>

We shall be holding drop-in events during the coming weeks, to explain more about Neighbourhood Planning and to offer any help you might need for completing the form. Please feel free to contact us on the e-mail address or numbers given. Any additional comments are welcome - just put them on a separate sheet, and attach it to your completed questionnaire.

Thank you!

Appendix 4

Community Briefing October 2014

(As featured in the Malborough Messenger and on the Malborough Village Website – www.malboroughvillage.org.uk)

Malborough's Neighbourhood Plan 2015-2030

Your Chance to Help Plan the Future Development of the Parish

The 6 week consultation for the Plan's area started on 1st September 2013 and in December SHDC Executive designated the boundaries of Malborough Parish as our planning area. For a reminder about this initiative please see the Community Briefs in every edition of the Messenger, our Parish magazine. All future editions will include an update about what is going on.

For more information, please [click here](#) and <http://www.southhams.gov.uk/shneighbourhoodplans>.

A brief synopsis:

For many years planning has been seen as a distant activity, with seemingly little local influence and everything determined at District level. The Localism Act 2011 changes all of this by giving us, the residents of Malborough, the chance to develop a Neighbourhood Plan.

Although some development will be necessary in the parish to meet demands for housing, the 'Plan' should allow us to consider all proposals thoroughly and decide which make best sense overall. It also gives us the chance to look at the infrastructure and to ensure everything is developed in sync and when needed whilst maintaining the character and integrity of the village.

The Parish Council prepared the ground for the plan, but the most important part is for you, the residents of Malborough, to put forward your views, ideas, and priorities for the future of the parish. This is your chance to make a real difference so we implore you to take it.

So what is Neighbourhood Planning?

It is a new process which was passed by the Government within the Localism Bill. The process has been designed to enable the local community to influence the planning and development of their area, by helping to decide:

- The most appropriate places for new homes, shops, offices, leisure facilities and other developments to be located.
- What type of development is needed and what it should look like.
- Which important green spaces and other important areas should be protected.
- What improvements or additions to local facilities and services will be required alongside any development.

So why does it matter?

The planning system helps decide what gets built, where and when. In theory, planning has always supposed to give local communities a say in decisions that affect them, however, in practice, people have often found it hard to get their voice heard.

The Neighbourhood Planning process will result in the production of a statutory planning document which will be used to ensure that the needs, views and priorities of the local community are fully

Appendix 4 continued

considered when assessing future planning applications and proposed developments within the area.

What will the Plan look at?

The Plan for Malborough will look at all issues related to the use and development of land and buildings in and around the village. This might include (amongst others);

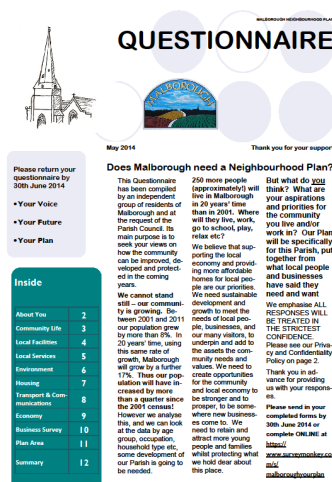
- The development of housing (location, type, tenure etc)
- Local employment and opportunities for businesses to set up or expand their premises.
- Transport and access issues (roads, cycling, walking etc)
- The provision of leisure facilities, schools, places of worship, health, entertainment, and youth facilities.
- The design and layout of new buildings
- The protection and creation of open spaces (nature reserves, allotments, sports pitches, play areas, parks and gardens)
- Environmental issues (planting of trees, flowers, litter etc) Installation of renewable or alternative energy solutions.
- Protection of important buildings and historic assets

How do I get involved?

30% of you have now completed the questionnaires and, after collating all your responses electronically (and you wrote a LOT, thank you) a 225 page report was generated! You relished your chance to have your say about the future of your village. A reminder about what we asked you can be had by clicking on this link.

QUESTIONNAIRE

As at 14th October we have taken these 225 pages and summarised them in a 35 page booklet which we are calling our evidence base (for the Plan). However, by default, it also becomes our Parish Plan as we wanted to make sure we had an idea of your aspirations and priorities for the parish as and when monies (grants, precepts, donations etc) become available or where you wanted the parish council to invest some time and expertise.



Appendix 4 continued

YOU ALSO ATTENDED A:

- DROP IN SESSION AT THE VILLAGE HALL ANNEXE
- ON WEDNESDAY 25TH JUNE FROM 6-8pm.

AND FOUND OUT

- What 'The Plan for Malborough' is all about
- How the plan will be created
- How you can get involved

TWO WINNERS HAVE BEEN CHOSEN FROM THE YOUNG ADULT AND CHILDREN'S QUESTIONNAIRE AND THEY WILL HAVE THEIR GIFT TOKENS SHORTLY!

- YOUR FUTURE
- YOUR VOICE
- YOUR PLAN

Much of this has been made possible by the enthusiasm of parishioners on the Neighbourhood Planning Forum and through a successful application for grant funding from the Supporting Communities in Neighbourhood Planning Programme led by Locality in association with RTP/Planning Aid England, CDF and partners, available through the My Community Rights website.

Key information about this programme

Supporting Communities in Neighbourhood Planning is a £9.5m programme of expert support and funding to help communities across the country create neighbourhood plans.

The programme is run by Locality, in association with partners RTP/Planning Aid England, Community Development Foundation, Urban Vision Enterprise, Eden Project and URS, and funded by the Department for Communities and Local Government

<http://mycommunityrights.org.uk/neighbourhood-planning/>

Copies of our Evidence base are being printed and will be available at public locations in the Village or by request to any Parish Councillor or NP forum member or contact us through this website. There will also be a link to the document and full survey results (the 225 pages) from this website shortly. There have been summary tasters in the last two editions of the Messenger and we are delighted that 30% of you took the time to have your say, thank you. We will also be emailing them to all those that indicated you wished to be kept informed of progress.

Now we have the evidence we can start the plan. We are also finalising a date for SHDC to commence our Housing Needs Survey. We have incorporated all the issues we think you identified in our early plan draft - what we want the Neighbourhood Plan to address. We are now writing our objectives - what the Neighbourhood plan aims to achieve and what we have to do to achieve it. As always more volunteers and interested parties are very welcome so please get in touch! As soon as we have some working drafts we will share these with you and continue to ensure we have your feedback into the process as we progress. Keep an eye open for more opportunities to get involved and have your say.

Debbie, October 2014 for Malborough's Neighbourhood Planning Forum and Parish Council

Appendix 5

Community Briefing April 2015

Malborough calls for potential development sites

Local land owners (small and large) and developers are being invited to suggest sites in the parish of Malborough that might be suitable for development.

Malborough Parish is in the process of drafting its Neighbourhood Plan which will provide South Hams District Council with OUR views of what, how and if we want the village to develop over the next 20 years. This plan will be a statutory planning document that must be taken account when deciding any future planning application.

We want land owners, developers and local community groups to have this opportunity to identify the most suitable sites. There is an emphasis on providing for affordable housing but we are looking for sites suitable not only for 5-10 houses but also for smaller pockets of development for 1+ dwellings.

It is important to note that this review will also help identify suitable sites for employment and leisure within the Parish including a site suitable for local dog walkers to exercise their pooches, safely and off-lead, within the village environs.

The aim is to identify potential sites, whether previously considered or not, from which the most suitable for development can be chosen. We know that land is a precious resource and the local knowledge of people who live and work in Malborough will be crucial in helping to ensure that all potential, sustainable opportunities for development are considered.

This exercise complements and adds to the recent South Hams led initiative (the Strategic Housing Land Availability Assessment, the SHLAA). Sites submitted to the original SHLAA process can be re-submitted confirming their availability and any other change of detail. Please note that putting a site forward in this exercise does not automatically mean that it will be allocated or that its development will be supported. However all suggestions will be considered.

The deadline for suggestions for suitable sites within Malborough Parish will be 4pm on Friday 8th May 2015.

Editorial in South Hams Gazette Oct 2016

Appendix 6

Site Submission Survey Form

Malborough Parish Council and the Neighbourhood Plan Steering Group/Forum want anyone with land in the parish that they wish to be considered in the plan as potential development land to give the details of those sites.

Site Submission Form

Please complete this form if you wish to put forward a potential housing or employment sites for consideration.

You must provide your name and address for your comments to be considered

- Please use a separate form for each site, with a map showing the precise boundaries of the site
- This form should be submitted to Malborough Parish Council

If you submitted a site to the Strategic Housing Land Availability Assessment (the SHLAA) conducted by SHDC in 2013 and wish to resubmit it this time, please complete a form to confirm the site remains available.

It is important to note that the assessment will help inform future plans, but it does not in itself determine whether a site should be allocated for housing or employment development. The information that you have provided will be held by Malborough Parish Council for use in the formation of the Neighbourhood plan.

1. Your details:				
a. I am: (please tick where appropriate)	The landowner	<input type="checkbox"/>	A developer	<input type="checkbox"/>
	A land agent	<input type="checkbox"/>	A planning consultant	<input type="checkbox"/>
	Other (provide detail)	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
b. Contact name				
c. Company				
d. Address				
e. Telephone No.				
f. E mail				
g. Landowner details	Name			
	Contact details			
h. Willingness to develop	Has the owner been informed of this site submission.			YES
				NO
	Is the owner willing to release the land for development.			YES
				NO

Appendix 6 continued

2. Site details			
a. Site address			
b. Map of the site	Enclosed?		
c. OS Grid reference			
d. Site area (hectares)			
e. Estimated number of dwellings that could be provided.			
f. Current and/or previous use if the site is vacant.	Current use		
	Previous use		
g. Any relevant planning history			
3. Site Condition			
a. Type of site (estimated % of site)	Greenfield		Brownfield
b. Are there any buildings on the site suitable for conversion	Number of buildings		Type of buildings
4. Predicted timescale for development			
Within 5 years		6- 10 years	
11-15 years		16-20 years	
5. What use do you believe the site could be used for? Please tick and explain why.			
Residential			
Employment			
Mixed			
Leisure : e.g. dog exercise area, fitness trail, park, picnic area			

Appendix 6 continued

6. Site Constraints		
Please provide details	Are there any factors which may prevent development on the site?	Could these constraints be overcome
a. Ownership issues (e.g. multiple ownership, ransom strips)		
b. Contains, or is within or adjoining to a protected area (e.g. SSSI, Conservation Area, protected employment area)		
c. Physical constraints (e.g. topography, drainage, contamination, Tree Preservation Order)		
d. Access issues (e.g. distance from road network, location of site entrance)		
e. Ecological constraints (e.g. species, habitat)		
f. Flood risk		
g. Legal issues (e.g. covenants)		
Can we come and look at site and it/discuss with you?		
7. Additional information		

I accept that this information can be held by Malborough Parish Council to produce a Neighbourhood Plan.

Signed.....Date.....

Please return to:

The Parish Clerk, c/o 1 Coastguard Cottages, Soar, Malborough, Devon. TQ7 3DS by

4pm on Friday 8th May 2015

Appendix 7

Community Briefing July 2015

MALBOROUGH'S NEIGHBOURHOOD PLAN

- Yes we go on...slowly but surely taking small, inexorable steps forward although it does appear that the latest National Planning Guidance is diluting the impact of Neighbourhood Plans with less bottom up figures informing the 'must do' targets.
- The village as a whole, referencing its responses to the questionnaires last year, wanted to see small pockets of development phased in over the life of the plan. These could be around the village itself or in the outlying parts of the parish. However the key consideration for the smaller hamlets and rurally isolated parts of our NP area is whether potential development sites can be considered as 'sustainable'. This includes reviewing what access to services and amenities the site has, and crucially, if it would result in reliance on the private car. The sustainability consideration is likely to result in a lot of the sites further from the village centre being ruled out.
- The Forum last met on 29th June when it reviewed the sites submitted following the recent local call for sites. These have been mapped and Forum members will be contacting other landowners round the settlement boundaries to see if any other acreage might be put forward. Two significant plots have been volunteered at either end of the village.
- SHDC will be leading a panel to, technically, assess the submitted sites in August. Please note that that putting a site forward does not mean that it will be allocated or that its development will be supported. However all suggestions will be considered and assessed as to whether they are developable, how much development could be accommodated on them and whether they could be delivered within 5, 10, 15 & 20 year time frames.
- To reiterate, this exercise DOES NOT decide where new development will take place. In due course Malborough's Neighbourhood Plan will make recommendations about what development Malborough wants and needs. The Plan may then go further and suggest exactly where development would be supported and could take place – informed by this exercise. This review will also help identify suitable sites for employment and leisure within the Parish including a site suitable for local dog walkers to exercise their pooches, safely and off-lead, within the village environs.
- All stages of the Neighbourhood Plan have to be consulted on with the Parishioners again and the finished plan when completed and approved by the Inspectorate is put to a Referendum in the Parish.
- As always more volunteers/interested parties are always welcome. More information can be found on the Village website <http://www.malboroughvillage.org.uk/>
- A Housing Needs Survey is planned for September/October and the next meeting of the Forum is planned for September 7th at 7pm. *Malborough's NP Forum, July 2015*

Appendix 8

Community Briefing September 2015

The Forum last met on Monday 7th September. The sites submitted, following the recent local call, have now been assessed as to their acceptability by a technical panel led by SHDC. All suggestions have been considered and evaluated as to whether they are developable, how much development could be accommodated on them and whether they could be delivered within 5, 10, 15 & 20 year time frames.

To reiterate, this exercise DOES NOT decide where new development will take place. In due course Malborough's Neighbourhood Plan will make recommendations about what development Malborough wants and needs. The Plan may then go further and suggest exactly where development would be supported and could take place – informed by this exercise.

The results of the assessment are being copied out to applicants and it is hoped that we will have some options to put to the village early in the New Year as the next consultative stage of the long term plan for Malborough. (All stages of the Neighbourhood Plan have to be consulted on with the Parishioners and the finished plan when completed and approved by the Inspectorate is put to a Referendum in the Parish.) Smaller sites were not allocated as SHDC look at sites of 5+ houses only. These smaller sites can be dealt with by planning permission but can be favoured in our plan provided we are not clashing with National or local SHDC policies.

As outlined in the Editorial, a Housing Needs Survey is planned for October; this will be available in paper form and electronically (using Survey Monkey) for all parishioners. Please watch out for the 'marketing' posters and make sure that as many of you as possible participate to allow us to have an accurate snap shot of housing needs within our Parish.

More volunteers/interested parties are always welcome. More information can be found on the Village website <http://www.malboroughvillage.org.uk/> and the next meeting is planned for October 12th at 7pm.

MNP Forum Sept 2015. Contact us via the Parish Council or the website at <http://www.malboroughvillage.org.uk/yourplancontact>

Appendix 9

Community Briefing November 2015

Well we would like to write that the plan is finished, you have voted on it and we are fit for the future...the reality however is somewhat different! We cannot plan in a vacuum – we need to understand what Malborough might look like and need in the future. For that we require feedback; hence the housing needs survey (HNS) that was delivered (thank you to the volunteers who trudged from door to door) to you at the beginning of November.

At the time of writing this only 11 households have replied electronically. I would like to think that the ballot box in the Post Office, for your hard copy replies, is bursting and full with completed questionnaires. Again I fear the reality is that only a few of you have put pen to paper and the majority of questionnaires are lying buried somewhere in the plethora of household paperwork if, indeed, they have not already been recycled! I know when we filled ours out that there were few questions that we felt relevant to our household but that in itself is information in that we do not need a house, we hope not to have to move in the future and thus our housing needs for the duration of the plan (20+ years) are met.....**Can we urge you again please to respond to the Housing Needs Survey – it will take you less than 5 minutes but should give us some hard data which we can use to gauge the future housing stock needed for the parish. The e-link to the survey is: <https://www.surveymonkey.com/r/malborough>. OR you can use the prepaid envelope supplied with the questionnaire OR you can pop into the post office and put it in the ballot box. We are extending the deadline until Monday 7th December.**

The Forum has not met since September. When we do reconvene we plan to look at options for those sites submitted locally for potential development deemed acceptable by the technical panel led by SHDC. In due course these options will be put to the village as the next consultative stage of the long term plan for Malborough. What options are generated however will be informed by what we need and for that we require the Housing Needs Survey data!

A reminder that, if we do NOT have a plan then there is nothing, apart from National Planning Policy, to moderate development. If we know what we, the Parish, will need we can try and ensure development mirrors demand rather than have large pockets of new housing coming on stream with the wrong mix of types of housing and at the wrong time. This Government prioritises new housing – we have to be proactive in trying to get what we want, when we want it and where we want it! Please fill in your Housing Needs Survey and return it as soon as possible. Thank you. As always more volunteers/interested parties are always welcome. More information can be found on the Village website <http://www.malboroughvillage.org.uk/>.

Malborough Neighbourhood Plan Forum. November 2015

Appendix 10

Community Briefing February 2016

To recap, the rationale for writing a Neighbourhood Plan is to ensure that we, as a Parish, can have some say in how our community develops. The plan will become a statutory planning document. It will ensure that the needs, views and priorities of the local community, us, are fully considered when assessing future planning applications and proposed developments within the area.

In 2013, when we started this Neighbourhood Planning process, we said that development is going to happen. In planning terms Malborough is considered 'sustainable': there is identified, and current, local need for affordable homes and, at some point, more houses will be built within the Parish. We cannot stand still – our community is growing. Between 2001 and 2011 our population grew by more than 8%. In 20 years' time, using this same rate of growth, Malborough will grow by a further 17%. Thus our population will have increased by more than a quarter since the 2001 census! However we analyse this, and we can look at the data by age group, occupation, household type etc., some development of our Parish is going to be needed.

In 2015 Malborough called for potential development sites:

In calling for potential development sites we wanted land owners, developers and local community groups to have this opportunity to identify the most suitable sites. We know that land is a precious resource and the local knowledge of people who live and work in Malborough was crucial in helping to ensure that all potential, sustainable opportunities for development were considered.

Site assessments: In August 2015 a Stakeholder Panel was formed and the submitted sites were researched, visited and assessed. This exercise was not, in itself, a process to allocate sites but to identify options.

Engaging you in the development of the plan: We believe that, in running our own Call for Sites and through the Site Assessment itself, we have delivered a transparent and robust process that ensures all potential allocation sites have been considered. The forum have now discussed and deliberated, at length, about possible options and which sites, and why, are the most suitable for development. The optimum site(s) can then be 'allocated' for development within our Neighbourhood Plan or identified as reserve sites for future growth IF need is proven. We have also tried to articulate what type of housing we need and when we need it.

We are shortly going to ask you:

- Have we identified the right options?
- Which option(s) do you prefer and why?
- Are there any options that we should have thought of that are missing?

Our options have to be those that best deliver our Vision and Objectives for the Neighbourhood Plan. They also have to be realistic and achievable. As we go forward we want to attach conditions to our preferred option(s); some conditions will be 'must haves' or red lines: absolute, non-negotiable requirements of the Parish. Others will be 'it would be nice to have' and some will be 'in an ideal world we would like to have'.

Appendix 10 continued

If or when sites are eventually brought forward by the developers to a formal planning stage there will be a need for pro-active, round table debates between Parish, planners and developers. We need to negotiate what might be possible in terms of economic viability for the applicant whilst delivering the Parish's wish list. Inevitably, at these workshops, there will be trade-offs but we could be uniquely placed to be able, through collaborative working, to deliver exemplar developments if we can align our plans and time frames.

On Monday 7th March there will be the opportunity for you to come and see what is being proposed, ask questions and make comments and suggestions. We will have some 'story-boards' and maps at the Church and members of the Forum will be there to talk you through some of the issues. This drop in consultation will run from 4 - 8pm in the Meeting Room, All Saints Church. We need your input. Thank you.

Malborough Neighbourhood Planning Forum

Appendix 11: Drop In Session – March 7th 2016; Powerpoint Presentation

MALBOROUGH NEIGHBOURHOOD PLAN OPTIONS CONSULTATION

- Thank you for attending today
- We need your opinions & feedback
- Please watch this presentation and then ask us questions & leave your comments

00:11 1

A reminder: a Neighbourhood Plan ensures that our Parish has a say in how our community develops. It becomes a **statutory planning document**. It ensures that our needs, views & priorities are considered when assessing future development proposals.

YOUR FUTURE YOUR VOICE YOUR PLAN

00:14 2

How did we get here (part 1)?

Community feedback, yours, has told us that...

- You want more housing for **local people**
- You want to have more say about where housing goes
- The AONB environment is important to you

00:21 3

Independent evidence tells us:

- There are 23 local families with an affordable housing need NOW
- We DO HAVE site options, more so than many villages
- Despite recent development, Malborough continues to attract interest from developers
- A Neighbourhood Plan is the best way for us, the community, to influence how development happens

YOUR FUTURE YOUR VOICE YOUR PLAN

00:24 4

If we don't have a plan the Parish would have NO say in how the village develops beyond the opportunity to comment in the normal way. How would we make sure that any new development meets our Parish aspirations and needs?

And we do have needs. Our **HOUSING NEEDS SURVEY** identifies 23 **LOCAL families** currently needing affordable housing

00:23 5

How did we get here (part 2)?

But where (and how, and when...) does development happen? We asked you to suggest areas that **MIGHT** be suitable for development. This was our **CALL FOR SITES.....**

Local knowledge was important. Landowners and those of you that live and work in Malborough needed to be able to identify and submit land for assessment.

00:22 6

SITE ASSESSMENT Within our Neighbourhood Plan we are looking to allocate sites that can accommodate 5+ dwellings. Five sites met the criteria for assessment:

1. Moorside, Withymore Farm
2. Great Park, Withymore Farm
3. Portlemore Downs (land below Malborough Park)
4. Eastacoombes (S.Huish)
5. Wallfield

00:11 7

A panel of local people & independent professionals looked, in detail, at the land submitted. All sites were visited.

Aspects that were considered included:

- Highway Access
- How the site could integrate with the village & access to services
- Drainage
- Potential impact on the natural environment and the landscape
- And the ability of the site to meet our housing objectives

The 'pros' and 'cons' of each site were weighed up and **three** were shortlisted.

00:28 8

The **3 SHORT LISTED SITES** are:

- Moorside, Withymore Farm
- Great Park, Withymore Farm &
- Portlemore Downs

Maps are posted on the boards around the room for you to look at and consider today.

00:16 9

Please note that any option to allocate comes with **CONDITIONS & PLANNING POLICIES** set by us, the Village.

Some of these are 'must-haves', some 'it would be nice to have' and others 'in an ideal world we would like to have'

00:10 10

Our preferred option is:

- To allocate Portlemore Downs in the Neighbourhood Plan as suitable for development to meet immediate need.

However the assessment suggests that not all the site will be required within the first 5 years of the plan.

- To classify the remainder of Portlemore Downs and the 2 Withymore sites as RESERVE sites within our plan.
- If the preferred site doesn't deliver what we need it to, the reserve sites could come forward instead.

00:22 11

NOW.....

Please...

- Look at the maps
- Look at the results of our housing needs survey
- Talk to us and remind yourselves of the objectives that the community have identified

00:14 12

We need affordable homes for local people now but....

- We want to have a say in where development takes place and what is built
- Independent assessment indicated that Portlemore Downs is the best option
- And we want to work with the developers to deliver what the village needs

00:12 13

So what do you think? We are now asking you:

- Have we identified the right option?
- Which option(s) do you prefer and why?
- Are there any options that we should have thought of that are missing?

00:09 14

THANK YOU

Please leave your comments (or collect and return a comment slip by 14th March 2016) These will be collated and fed back into the Plan and Consultation.

00:11 15

Appendix 12

Community Briefing March/April 2016

Malborough recently (March 7th 2016) held a Public Consultation in the Parish. This considered potential site options to allocate for housing. We have a viable choice of 3 suitable sites for development to meet our immediate needs. Over 100 people came through the doors to discuss these site options; thank you for giving up your time and sharing both your concerns and ideas. It was very gratifying to see that interest is growing and, whilst there were many who had very real issues with some or all of the sites, a clear mandate did result from the exercise.

The consultation has given Malborough's Neighbourhood Planning Forum a mandate to recommend Portlemore Downs as its' preferred option in the Neighbourhood Plan. The referendum date for the plan is 30th November 2016. The referendum can give a Yes or No vote to the adoption of the plan.

The table below gives the detailed results from the Site Options for Housing Consultation. All comments received are also shown.

SITE	QUESTION	YES	YES BUT ONLY PART OF THE SITE TO MEET IDENTIFIED HOUSING NEED	TOTAL YES	NO	TOTAL VOTES CAST
Site 1: PORTLEMORE DOWNS	DO YOU AGREE WITH THIS BEING THE PREFERRED SITE?	39	21	60	31	91
Site 2: GREAT PARK/FIELD BY ALLOTMENTS, WITHYMORE FARM	DO YOU AGREE WITH THIS BEING A RESERVE HOUSING SITE?	18	23	41	45	86
Site 3: FIELD BEHIND THE CHURCH, WITHYMORE FARM	DO YOU AGREE WITH THIS BEING A RESERVE HOUSING SITE?	34	14	48	35	83

Comments

Site 1 - PORTLEMORE DOWNS

- Careful planning – access and traffic
- Better road access than the other two options
- Great Park is the option
- Collaton Road TOO busy and Portlemore Lane traffic would make the village horrendous!!!

Appendix 12 continued

- e. Collaton Road too busy already. Sewer can't cope. Don't need to look at 60 houses from my front garden. Great Park has a sewer.
- f. This site is far too big. Local plan/comment said SMALL new projects – this could turn into massive housing estate.
- g. Yes. However consideration should be given to providing parking for the residents on Collaton Road so that the highway can be kept clear.
- h. Wouldn't Great Park be a better idea as already new houses there and sewage installed. Collaton Road is already a nightmare with parked cars and speeders.
- i. Collaton Road too busy and congested with traffic. Dangerous junction at Portlemore and Collaton.
- j. Cost of houses go down. Collaton Road is too busy already. Sewerage won't cope. Great Park has sewer.
- k. Site 1 best – just – for access and visual impact. Split development between 1 and 3?
- l. Develop what the current infrastructure can sustain
- m. Landscaping would be essential first
- n. Needs to be landscaped into the site so as not to be 'over-powering'
- o. Traffic problems
- p. Portlemore is better suited in terms of access to the main village. It would also be better in terms of affordable homes/private ratio.
- q. Better access to this site than any of the others
- r. As it seems a foregone conclusion I could be wasting my time but it is ridiculous to even think about putting it there. Too busy a road Collaton already nightmare and Malb Park need their spaces for their cars of which they pay for.
- s. For much of the day these two sites (PD & Great Park) have a far more sunny aspect. Pleasant for the occupants. Important.

Site 2 - GREAT PARK/FIELD BY ALLOTMENTS, WITHYMORE FARM

- a. Traffic calming measures along Collaton Road essential
- b. This site is too big and is extending the village, not in-filling. It is a very narrow road and the only access to Soar and the beautiful coastline, BAD for AONB.
- c. Access – NO. All traffic through village past pubs – too narrow.
- d. Poor access. Would require footpath and road. Summer hell.
- e. The worst by far – wrong end of the village for easy access – visually horrible for Coastal conservation zone
- f. I live on Higher Town by the P.Office and traffic is a 'nightmare' along this road already all the time
- g. Great Park is the best option. No traffic congestion and services already there.
- h. Too exposed
- i. This should be the preferred site. Sewerage is already in place for Great Park.
- j. Too many access issues through village centre
- k. For much of the day these two sites (PD & Great Park) have a far more sunny aspect. Pleasant for the occupants. Important.

Site 3 - FIELD BEHIND THE CHURCH, WITHYMORE FARM

- a. Luckhams Lane is far too narrow with dangerous bends at both ends making access to this site very unsafe and dangerous
- b. Severe traffic problems. Major roadworks would be necessary
- c. Better balance of village but need infrastructure
- d. This site could provide much needed parking at this end of the village. Access from The Pound would work. The new development at Eastacoombes hides this site.
- e. Parking and access difficult
- f. Access – NO. Small scale houses – YES. Church Amenity – NO. Pump sewer required. Needs wider access solution.
- g. Southern end (top) cannot be widened for increasing traffic – before any development
- h. Access!! Traffic!
- i. Yes but a new access road would be needed to avoid traffic through middle of village
- j. Luckhams Lane increasingly becoming a 'RAT RUN'

Appendix 12 continued

- k. Second best to site 1 (just) or split development between 1 and 3
- l. 2nd choice, as above (1st was Portlemore Downs on response slip)
- m. Where would the access be?
- n. Too many access issues through village centre

Other comments – not site specific

- a. How many more children can catchment area primary schools educate? Health services? Local services – perhaps 30 houses?
- b. Eastacombes is the best option. Sustainable and accessed through existing residential development.
- c. There should not be further building until the shop, school and sewers can cope with more people
- d. No building to take place until sewers. Roads and school can cope with additional people

Whilst this consultation has given Malborough's Neighbourhood Planning Forum a mandate to recommend Portlemore Downs as its' preferred option in the Neighbourhood Plan we would wish the developers of any allocated site to demonstrate the site is:

- **delivering what the Parish needs,**
- **at a time when it needs it,**
- **is going a long way in meeting the design and build aspirations of the Parish &**
- **is addressing the major concerns of parishioners about the impacts of a new build scheme.**

To recap, the rationale for writing a Neighbourhood Plan is to ensure that we, as a Parish, can have some say in how our community develops. Development is happening across the country; locally developers are actively seeking opportunities for new builds but, within an AONB, any development must be needs led. Our Housing Needs Survey (now published on the Malborough website at <http://www.malboroughvillage.org.uk/>) demonstrates that there is a need for more affordable homes within the Parish – even after adjusting for phase 2 of Alston Gate. The trick now will be to advance our plan as quickly as possible so that it can be used to inform planning decisions. Given that the land agents for Portlemore Downs are already in pre-applications discussions with the planners at SHDC we also need to promote pro-active, round table debate between Parish, planners and developers. Running in parallel with progressing the plan through to referendum is the need to negotiate what might be possible in terms of economic viability for the applicant whilst delivering the Parish's wish list. Inevitably, at these workshops, there will be trade-offs but we could be uniquely placed to be able, through collaborative working, to deliver exemplar developments if we can align our plans and time frames.

The next step for us will be to have a draft plan in place for the end of April 2016; that is an ambitious timetable but one that will allow us to get to a referendum by 30th November – allowing for all the pre-consultation and independent inspection processes. Due process (red tape, bureaucracy – call it what you like) is determined nationally – it is not down to us. The upside is that the majority of costs are being grant funded and/or picked up, as part of the day job by officers at SHDC. So in May and June there will be another chance for you to input and comment on what we have put together in the draft plan. It is:

Malborough Neighbourhood Planning Forum

March 2016

Appendix 13

Community Briefing May/June 2016

In April we included a long piece about the results of the public consultation, which considered potential site options within the Parish for future housing developments. This means we are at the stage where, having got a Parish Plan, an evidence base, a current housing survey and a mandate from the village re. site options we can put pen to paper. We have! We now have a draft plan which members of the Forum are currently fine tuning. We are also receiving guidance from officers at South Hams more versed in writing planning policies that stand up to inspection and independent examination. It has to be said it is not a pithy or a riveting read but it does set out what we want as a village, when we want it and where we want it!

For Malborough's Annual Parish meeting and, again, at the last Parish Council meeting, Cllr Yeoman summarised the Neighbourhood Plan progress for the year by saying:

"A great deal has been done in the last year to develop the Plan for Malborough Parish. This has involved a lot of work from the team managed by Debbie.

We have tried to work what we wanted as a village and where we would like development to take place.

We put out a call for sites for possible development and had a number offered. All these were evaluated by a technical group and three were deemed possible. Those were the ones put before the village in the Church on March 7th.

As reported in the latest Messenger there were a wide selection of views for and against all the sites, but the majority were in favour of the site below Malborough Park, Portlemore Downs. But the strong view from the consultation was any site had to deliver what the Parish wants at a time when it needs it, go a long way in meeting the design and build aspirations of the Parish and address the major concerns of parishioners about the impacts of a new build scheme.

Since the consultation representatives of the NP forum, our District Councillors and SHDC planners met with the agents of the Portlemore site. They are keen to do something but we set out what the village wants for a development in line with the result of the consultation and the feedback we have had from the village. They were polite and listened and made copious notes but did not comment so we shall see what happens when they come back the next time.

Now we are pulling the plan together, writing all the policies which when finished will go out to village for consultation. Before being inspected and then come back to the Parish for a referendum."

This aptly sums up work to date... as above members of the MNP Forum have now met with the agents for Portlemore Downs. Remember they were already in pre-application talks with SHDC and could just proceed to an application for planning permission regardless of our emergent Neighbourhood Plan; by being pro-active and opening the door for discussion we hope to have more influence on the outcome.

Any development needs to be of the right type in the right place at the right time and for the right reason.....

So on we go, hopefully by the time of the next Messenger there will be a draft plan out with you for comment and feedback.

Malborough Neighbourhood Planning Forum May 2016

Appendix 14

Community Briefing Sept/Oct 2016

Malborough is now entering the Pre-SUBMISSION Consultation Period (lasting 6 weeks) for its Neighbourhood Plan.

Villagers should be aware that the draft Malborough Neighbourhood Development Plan is now entering its pre-submission consultation phase. This consultation will run from 8th October to 19th November 2016.

The aim of the consultation is to “enable the Steering Group (the Neighbourhood Planning Forum) to become aware of things that they may have unintentionally got wrong, areas that need to be expressed differently, improved, expanded upon, but most importantly, to flush out contentious issues now, rather than when the Plan has been submitted to the District Council prior to your chance to vote (the referendum)”.

From early October details of the full plan can be found on the village website (<http://www.malboroughvillage.org.uk/>), with hard copies in the Post Office, the Village Hall, in reception at Follaton House (SHDC) and by request to a Parish Councillor. The document is wide ranging and covers housing, employment, design, open spaces, the environment, heritage and community facilities, transport and infrastructure. As a document it sits alongside the previously published Parish Plan and Evidence Brief (published 2014). The past 3 years have seen regular briefings and opportunities to get involved with drop-ins, questionnaires and consultations. This issue of the Messenger carries the draft ‘Executive Summary’ section of the Plan.

What role can you play in the Pre-SUBMISSION Consultation?

Given that this short article cannot cover all aspects of the draft Plan you are advised to - and asked to - study it both in general and site specific terms; and then comment, should you so wish to.

Comments can be made via the comments page for Neighbourhood Planning on the village website, by hard copy to any Councillor, or by using the collection box at the Post Office. Comments can also be made by email to: malboroughparishcouncil@btinternet.com Comments need to be made and received by Saturday 19th November.

Malborough In Touch and Village Voice (South Hams Gazette) will also carry briefings and links to the draft Plan and an editorial/press release is being prepared for the Gazette. There will be a DROP IN session for Parishioners to come and ask questions and look at the Plan on October 18th at the Annexe, Malborough Village Hall from 16.00 to 20.00 hours. Parish Councillors and members of the Neighbourhood Planning Forum will be there to discuss this draft Plan with you.

What is and why is the Neighbourhood Plan and Local Development Plan (SHDC & West Devon) significant?

Neighbourhood Planning aims to give local communities direct power to develop a shared vision for their neighbourhood and shape the development of their local area. It provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area. SHDC do not, currently, have a 5 year land supply in place. Their Joint Local Development Plan is also in draft. Until this latter Plan is adopted across South Hams and West

Appendix 14 continued

Devon this Parish remains more vulnerable to the wishes of developers rather than those of villagers.

Recapping (from the last Messenger) the SHDC consultation on their over-arching Joint Local Plan (the strategic vision for the District but planned jointly with Plymouth City and West Devon) ended on 12th August. By over-arching we mean that this gives us the policy framework within which we have to operate. Their plan quantifies the number of new homes needed across the whole of the South Hams, West Devon and Plymouth catchment and where that development should take place. For us the headline figures are that the 52 villages that make up the South Hams (ie: excluding our towns and larger population centres) are said to need 700 new homes in the twenty year period 2014-2034. That is 35 houses a year or less than one house per village per year. This Joint Plan goes on to say that Neighbourhood Plans (of which we are one!) will be responsible for delivering this 700 target. **However if a Parish does not have a Plan or does not identify sufficient land to accommodate the new housing it needs then decisions will be made at District as to where development will take place.** Remember our Plan aims to ensure that:

Any development in Malborough needs to be of the right type in the right place at the right time and for the right reason.....

Thus our Neighbourhood Plan remains key in determining our own destiny. The life of the Plan has to match that of SHDC's Plan so the twenty years now runs from 2014 (yes, back dated!) to 2034. For us this means that houses built from 2014 to date (ie: Alston Gate) count towards the number of new houses we might be expected to deliver. Similarly by having our own plan we are able to quantify exactly what we think the Parish needs, when it needs it, and where.

MALBOROUGH'S NEIGHBOURHOOD PLAN; pre-submission consultation draft extracts

EXECUTIVE SUMMARY

Malborough is growing. How, when and where it grows is down to you. This Neighbourhood Plan sets out a blueprint for the future. You can vote for it, a YES vote or against, a No vote^[1]. If it is not adopted by the Parish then normal National Planning Policies apply. It does not and cannot seek to circumvent National Policy but it can, and does, add to it. **We want any development to be of the right type in the right place at the right time and for the right reason.**

This Plan quantifies the number and the types of housing Malborough needs now to meet **LOCAL** need. It allocates land for development – PORTLEMORE DOWNS - and identifies future reserve sites (PORTLEMORE DOWNS PHASE 2 and WITHYMORE FARM BEHIND THE CHURCH) that have the potential to be developed should there be further **proven** need. This Plan incorporates detailed Planning policies. All come together in a report that, should you give it a YES vote, becomes a statutory Planning document; one that Planning Authorities have to take into account when future Planning decisions are made.

Malborough has always embraced change yet retained its sense of community: it is the management of that change that is of utmost importance to the Villagers. This Plan is **EVIDENCE BASED**. You were asked, you were consulted and you were listened to. Inevitably there were differences of

Appendix 14 continued

opinion, and in an ideal world, perhaps most of us would like Malborough to stay as it is. However the status quo is not an option and this Plan tries to ensure that Malborough is fit for the future, that

we – the Parishioners - have a real say in how it develops as a village, a community and a Parish. Currently Malborough is a balanced community with well over 80% of our houses in permanent occupation (in stark contrast to surrounding settlements). A supply of cheaper housing has enabled young families to live in the village. This is a balance we wish to ensure for the future with local Planning policies. This Plan is also underpinned by projects and aspirations that you have identified, set out in our appended **EVIDENCE BASE** and adopted **PARISH PLAN**.

In summary this Plan delivers our Vision: **“In 2034 Malborough will CONTINUE TO be a vibrant, growing and prosperous community. It will have a balanced demographic of young people, working families and the elderly and retired. THERE IS AN ASPIRATION THAT More than 90% of the housing stock will remain as permanent homes and these will be affordable, and accessible, to the local community (with reference to the average local wage). Local employment opportunities and services will be encouraged whilst the rural character of the village and its surroundings will be protected. Malborough will continue to provide and develop diverse leisure and recreational activities to ensure a happy, healthy and diverse community.”**

FINALLY: Malborough's Plan will shortly be available in draft. Apologies but it is not the most riveting of reads in that any Neighbourhood Plan, once made, forms part of the statutory Local Development Plan for the area and therefore needs to contain policies against which development proposals will be considered. These policies provide, we hope, a clear indication of how a decision maker (ie: SHDC as our Planning authority) should react to a development proposal.

We, the Forum, have tried to include supporting text that explains the intention behind the policies but realise that many people will not have the time or inclination to read this detailed document in full (along with the previously published EVIDENCE BASE & PARISH PLAN.) The Executive Summary (above) is thus a concise version of the Plan that sets out the aims, main themes and general direction of policy.

Once we have your feedback the Plan will be submitted to SHDC. South Hams District Council is then responsible for checking that the submitted Neighbourhood Plan has followed the proper legal process. SHDC subsequently publicise the Plan (with another six week consultation) and organise an independent examination. The District Council also arrange your chance to vote - the referendum. This Neighbourhood Plan, if adopted by you the Parishioners of Malborough, gives the Parish a greater say over its future. The process to get here has been long and tortuous and consultation fatigue has to be a real concern as we head towards the finishing line.

However it is YOUR FUTURE/YOUR VOICE/YOUR PLAN: please take the time to consider it now and let us have your comments.

Thank you! *Malborough's Neighbourhood Planning Forum September 2016*

Appendix 14 continued

PRE-SUBMISSION CONSULTATION

FOR THE NEIGHBOURHOOD PLAN

DROP IN SESSION

OCTOBER 18TH 2016

TUESDAY 4PM – 8PM

THE ANNEXE

MALBOROUGH VILLAGE HALL

YOUR CHANCE TO COMMENT ON THE DRAFT PLAN

Parish Councillors & members of the Neighbourhood Planning Forum will be there to answer questions and discuss the draft Plan with you.

.....and again on 17th November at the Annexe from 16.00 to 19.00 hours

Appendix 15

Distribution to Statutory and Non-Statutory Consultees

Consultees	Contact	Contact Details
AONB	Roger English	Roger.english@southdevonaonb.org.uk
Ashbys		admin@ashbysonline.co.uk
Eva Bond		evabond@valleyview.eclipse.co.uk
Centrica		
Citizens Advice South Hams	Janie Moor	janiemoor@citizensadvicehams.org.uk
Co-op		Customer.relations@co-op.co.uk
CVS		jill@southhamscvs.org.uk
Devon and Cornwall Constabulary	Dave Gibson Jo Pengilly Sarah Barr Harvey Gardner	david.gibson@devonandcornwall.pnn.police.uk jo.pengilly@devonandcornwall.pnn.police.uk sarahjane.barr@devonandcornwall.pnn.police.uk Harvey.gardner@devonandcornwall.pnn.police.uk
Devon and Somerset Fire & Rescue Service	Daniel Parry-Jones	Daniel.parry-jones@bnpparibas.com
Devon CC	Joe Keech Barnaby Grubb Floor Risk Tina Henry Adam Keay Nicola Glassbrook	joe.keech@devon.gov.uk barnaby.grubb@devon.gov.uk floodrisk@devon.gov.uk tina.henry@devon.gov.uk adam.keay@devon.gov.uk nicola.glassbrook@devon.gov.uk customer@devon.gov.uk
Devon CC – Public Health	Dr Virginia Pearson	
Devon County Councillor	Rufus Gilbert	rufus@gilbert90.eclipse.co.uk rufus.gilbert@devon.gov.uk
District Councillors	Simon Wright Judy Pearce	cllr.wright@southhams.gov.uk jude.pearce06@btinternet.com
EE – Corporate and Financial Affairs Department		Public.affairs@ee.co.uk
English Heritage		press@englishheritage.org.uk
Environment Agency	Shaun Pritchard Steve Maddison Marcus Salmon George Gibson Enquiries	shaun.pritchard@environment-agency.gov.uk steve.maddison@environment-agency.gov.uk marcus.salmon@environment-agency.gov.uk george.gibson@environment-agency.gov.uk enquiries@environment-agency.gov.uk
Exeter City Council	Ian Jones, Forward Planning Manager	idf@exeter.gov.uk
Graham Hocking		graham@withymore.eclipse.co.uk
Heart of the SW Local Enterprise Partnership	Chris Garcia	Janet.powell@heartofswlep.co.uk
Highways England	Alexis Field Gaynor Gallacher	ukplanningsw@highwaysengland.co.uk info@highwaysengland.co.uk Alexis.Field@highwaysengland.co.uk Gaynor.Gallacher@highwaysengland.co.uk
Historic England	Ross Simmonds David Stuart	ross.simmonds@HistoricEngland.org.uk david.stuart@HistoricEngland.org.uk
Homes and Communities Agency		mail@homesandcommunities.co.uk
Kingsbridge and Salcombe Chamber of Trade	Kathy Harrod	katharineharrod@gmail.com
Malborough Baptist Church		info@malboroughbaptistchurch.co.uk

MALBOROUGH'S NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

Malborough Neighbourhood Forum		
Malborough Parish Councillors		
Malborough Primary School		admin@malborough-huish-primary.devon.sch.uk
Malborough Tree Warden	Alan Benstead	alan_r_benstead@hotmail.co.uk
Malborough Village Hall & Playing Fields Association	Gail Allen, Secretary Andy Morgan, Chairman	Gailallen49@gmail.com andy@ammp.co.uk
Marine Management		plymouth@marinemanagement.org.uk consultations@marinemanagement.org.uk brixham@marinemanagement.org.uk
Maze UK	Richard Maye	rem@maze.uk.com
Mrs Jowett		
National Trust	Richard Snow Emma Reece Customer Enquiries	Richard.snow@nationaltrust.org.uk emma.reece@nationaltrust.org.uk customerenquiries@nationaltrust.org.uk
Natural England		consultations@naturalengland.org.uk
NFU Exeter	Andrew Butler	Andrew.butler@nfu.org.uk
NHS Devon NHS NEW Devon CCG	Ian Turnbull	ian.turnbull@nhs.net d-ccg.corporateservices@nhs.net
Open Reach		
Parishes of Salcombe, Malborough with South Huish – The Seaside Benefice	Father Daniel	daniel@seasidebenefice.org
Post Office Malborough		
Jane Putt	Jane Putt	janeputt7@btinternet.com
Salcombe Town Council		townclerk@salcombetowncouncil.gov.uk
Scott Rossiter		Scott.rossiter@btinternet.com
South Hams and West Devon Neighbourhood Planning		Neighbourhood.planning@swdevon.gov.uk
South Hams and West Devon Press Department		swdevon@public.govdelivery.com
South Hams District Council	Thomas Jones Phil Baker	thomas.jones@southhams.gov.uk phil.baker@southhams.gov.uk
South Huish Parish Council		South.huish.pc@btinternet.com
South West Water	M. Dunn M. Worsfol	mdunn@southwestwater.co.uk mworsfol@southwestwater.co.uk
Strategic Planning – Councils South Hams		Strategic.planning@swdevon.gov.uk
The Old Inn, Malborough		theoldinnsalcombedevon@gmail.com
The Royal Oak, Malborough		info@royaloakdevon.com
Three	Jane Evans	Jane.evans@three.co.uk
Vodafone and O2 EMF Enquiries		EMF.Enquiries@ctil.co.uk
Wales and West Utilities	Steve Gray	Steve.gray@wwutilities.co.uk
West Alvington Parish Council	Joan Johns	joanjohns@btinternet.com
Western Power	Sarah	sarahsacross@westernpower.co.uk
Woodland Trust		Justin.Milward@woodlandtrust.org.uk

Appendix 16

Content of email sent by Debbie Ede to those listed on the Consultee list on the 12th October 2016

Malborough's Neighbourhood Plan

Good evening all. This email comes from the Malborough Neighbourhood Planning Forum and Malborough Parish Council. You are receiving it as a potential stakeholder in Malborough's draft Neighbourhood Plan and/or as one of the identified Schedule 1 consultees – ref. regulations 14 & 21 of the Neighbourhood Planning (General) Regulations 2012.

We are delighted to announce that after many months of discussion, research and planning Malborough's draft Neighbourhood Plan is now in its pre-submission consultation phase. This is the time when Parishioners and stakeholders are given the opportunity to view the draft plan and point out anything included which may be unintentionally wrong, areas that need to be expressed differently, improved, expanded upon but most importantly to flush out contentious issues now rather than when the Plan has been submitted to the District Council prior to the chance to vote (the Referendum). This consultation runs from 8th October to 19th November 2016.

Details of the full Plan can now be found on the Malborough Village website (<http://www.malboroughvillage.org.uk/steeringgroup>), with printed copies available in the Post Office, the Village Hall, in Reception at Follaton House (SHDC) and by request to a Parish Councillor. A .pdf version is also attached to this email. The document is wide ranging and covers housing, employment, design, open spaces, the environment, heritage and community facilities, transport and infrastructure. As a document it sits alongside the previously published Parish Plan and Evidence Brief (published in 2014). The past 3 years have seen regular briefings and opportunities for Parishioners to get involved with drop-in sessions, questionnaires and consultations.

Parishioners and interested bodies are now asked to study the draft Plan both in general and site specific terms and then comment, should they so wish by emailing: malboroughparishcouncil@btinternet.com, by hard copy to any Parish Councillor or by using the collection box in Malborough's Post Office. Malborough's parishioners are also being invited to a **'Drop in Session' on Tuesday October 18th at the Annexe of Malborough Village Hall from 4pm to 8pm** to look at the Plan and raise any queries they may have. Parish Councillors and members of the Neighbourhood Planning Forum will be there to discuss the draft Plan.

Neighbourhood Planning aims to give local communities direct power to develop a shared vision for their neighbourhood and shape the development of their local area. It provides a powerful set of tools for local people to ensure that they get the right types of development for their community where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area. SHDC do not, currently, have a 5 year land supply in place. Their Joint Local Development Plan is also in draft. Until this latter Plan is adopted across South Hams and West Devon the Parish of Malborough remains more vulnerable to the wishes of developers rather than those of villagers.

It is vital, therefore, that Parishioners and stakeholders alike take the opportunity to make their voice heard and ensure that they have a real say in how Malborough develops as a village, a community and a Parish by making comments on the draft Plan by November 19th.

Kind regards

Debbie

(Mrs) Debbie Ede BSc (Hons), CPFA, for Malborough Parish Council

Appendix 17

Schedule of Pre-Submission Consultation Responses

Christopher Perrett, Asst Flood and Coastal Risk Officer, Devon County Council



Planning, Transportation and Environment

To: Chief Planning Officer South Hams District Council Pollaton House Plymouth Road Totnes TQ9 5NE	From: Flood and Coastal Risk Management Team Lutcombe House County Hall Topsham Road Exeter EX2 4QD
Date: 17 November 2016 Our Ref: FRM/SH/NP/001/2016	LLFA Officer: Christopher Perrett Telephone: 01392383000 E-mail: floodrisk@devon.gov.uk

NEIGHBOURHOOD PLAN CONSULTATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE

REFERENCE NUMBER:	N/A
ADVICE FOR:	Malborough Parish Council
DETAILS OF PLAN:	Malborough's Neighbourhood Plan
LOCATION:	Malborough

Observations:

Under Objective HD2, Section 7, Point 16, reference is made to "sustainable urban drainage". Given the fact that sustainable drainage systems can be provided in both urban and rural environments, this should read "sustainable drainage".

Under Objective G1, Section 19, Point 3(5), reference is made to "sustainable urban drainage". Given the fact that sustainable drainage systems can be provided in both urban and rural environments, this should read "sustainable drainage".

It may also be advisable to refer more explicitly to the use of sustainable drainage systems on development sites in order to provide benefits to water quantity, water quality, visual amenity and biodiversity.

I would advise that Devon County Council's Flood and Coastal Risk Management Team is a statutory consultee for all major developments and redevelopments with surface water drainage implications, and we will provide detailed comments on the proposed surface water drainage management arrangements for these sites when formally consulted by the Local Planning Authority.

Yours Faithfully

Christopher Perrett
 Assistant Flood and Coastal Risk Officer

Response: The observations have been noted and the Plan amended as appropriate.

Sarah-Jane Barr, Police Designing out Crime Officer, South Hams, West Devon, Torbay and Dartmoor National Park

On Tuesday, 15 November 2016, 9:59, "Sarah-Jane.BARR@devonandcornwall.pnn.police.uk" <Sarah-Jane.BARR@devonandcornwall.pnn.police.uk> wrote:

Good morning,

Thank you very much for forwarding the 'Plan Pre-submission Consultation Draft' for comment.

The Planning System and Crime Prevention

My role as the Police Designing out Crime Officer (DOCO) (formerly Police Architectural Liaison Officer – ALO) is to act as the single point of contact for the planning authority, architects and developers, in designing out opportunities for crime, fear of crime, antisocial behaviour (ASB) and conflict in the built environment. This is achieved by reviewing relevant planning applications (please see protocol attached), in conjunction with the National Planning Policy Framework (NPPF) and Guidance (NPPG) and Local and Neighbourhood Plans to ensure that the aims and objectives of this concept have been considered by the applicant and incorporated into the design and layout of developments. The DOCO will then provide advice and recommendations following a crime and ASB analysis (where appropriate) and a demographic overview in relation to specific sites.

The NPPF at paragraph 7 makes a clear statement that sustainable development is at the heart of its planning policy, defining three fundamental dimensions: economic, social and environmental. Crime and the fear of crime, as well as conflict and acts of antisocial and unacceptable behaviour, can directly impact on all three of these dimensions.

This has been reinforced throughout the NPPF and in particular at paragraph 6, page 2, where the government clearly states that the policies within paragraphs 18 to 219 constitutes its view of what sustainable development, in England, means in practice for the planning system, specifically paragraphs 58 & 69 which requires local authorities to produce '*Local and Neighbourhood plans*' with a specific aim to create:-

- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.

As Neighbourhood Plans (NHP) are used in the planning decision process and 'crime and the fear of crime' are material planning considerations, therefore a determining factor in planning consent, it is both positive and reassuring to read under policy 7 'High Quality Design' of the draft plan '*New builds are encouraged to meet the requirements of 'Secure by Design' to minimise the likelihood and fear of crime*', However, even though the full content of policy 7 is much supported, it is felt, if in agreement, the role of the Police DOCO and the subject area of 'designing out crime, the fear of crime, as well as conflict and acts of antisocial and unacceptable behaviour in the built environment', is referenced in more detail, or perhaps for specific policy to be written into the NHP, as opposed to being an aspiration?

For example: Policy.....New builds are encouraged to meet the requirements of 'Secured by Design' in conjunction with the attributes of Crime Prevention through Environmental Design (CPtED) as follows, to ensure a consistent level of security throughout and opportunities for crime, fear of crime, antisocial and unacceptable behaviour and conflict are minimised:-

- Access and movement: places with well-defined and well used routes with spaces and entrances that provide for convenient movement without compromising security
- Structure: places that are structured so that different uses do not cause conflict
- Surveillance: places where all publicly accessible spaces are overlooked
- Ownership: places that promote a sense of ownership, respect, territorial responsibility and community
- Physical protection: places that include necessary, well-designed security features
- Activity: places where the level of human activity is appropriate to the location and creates a reduced risk of crime and a sense of safety at all times
- Management and maintenance: places that are designed with management and maintenance in mind, to discourage crime in the present and the future, encouraging residents, visitors, businesses and legitimate business users to feel a sense of ownership and responsibility for their surroundings can make an important contribution to community safety and crime prevention. Clarity in defining the use of space can help to achieve a feeling of wellbeing and limit opportunities for crime.

Creating safe and sustainable communities where residents, visitors, businesses and legitimate business users are able to go about their daily routine without undue fear of crime or insecurity is a key element of Secured by Design in conjunction with the above attributes of CPtED.

(Secured by Design (SBD) is a crime prevention initiative owned by the Mayor's Office for Policing and Crime (MOPAC) on behalf of the UK police services. SBD aims to reduce crime, the fear of crime and opportunities for antisocial behaviour and conflict within developments by applying the attributes of Environmental Design (as above) in conjunction with appropriate physical security measures)

I hope the content of this response is considered constructive and useful but please do not hesitate to contact me if any clarification is sought or I can assist further.

Thank you
Kind regards

Sarah-Jane

Sarah-Jane Barr
Police Designing out Crime Officer - South Hams, West Devon, Torbay & Dartmoor National Park
Totnes Police Station
Ashburton Road, Totnes
Devon TQ95JY

Telephone 01803 860456 (Internal 4656)

Email SarahJane.BARR@devonandcornwall.pnn.police.uk

Alliance Prevention Department
Devon & Cornwall Police and Dorset Police
Working together to serve the public

Police Designing out Crime Officer (DOCO) (Formerly Architectural Liaison Officer – ALO) - Agreed Protocol with the Planning Authority:-

- Major housing schemes of 10+ dwellings
- Major commercial offices, industrial, retail or leisure schemes
- New neighbourhood or district community facilities
- Relevant shop front improvements
- Proposals which include significant areas of open space/landscaping as part of a development, including linkage footpaths
- Proposals incorporating significant off street car parking provisions
- Proposals involving transport interchanges or other significant highway infrastructure
- Improvements such as cycle lanes and new or improved footpaths
- All applications for Class A3, A4 and A5 food and drink uses
- New or redeveloped schools/education premises
- Where the intended occupants are particularly vulnerable and require higher standards of security to ensure their personal safety; care homes & drug rehabilitation centres for example
- Gypsy and Traveller sites
- ATM's
- Large Solar Farms/Arrays
- Any planning policy documents where community safety and security is relevant. This will include Core strategies and Supplementary Planning Guidance documents

MNP Response: See Policy 7 – Aspirations re High Quality Design

David Stuart, HistoricEngland.org.uk

On Tuesday, 8 November 2016, 14:08, "Stuart, David" <David.Stuart@HistoricEngland.org.uk> wrote:

Dear Malborough Parish Council

Thank you for your consultation on the Pre-submission version of the Malborough Neighbourhood Plan.

This is our first involvement in the preparation of the Plan since being notified of the application to designate the area and offering generic advice in the autumn of 2013.

Our comments can be summarised as follows:

1. Your community should be congratulated on the scope and detail of its Plan. We are especially pleased to note the extent to which the area's special and distinctive historic character has been used to inform proposals and policies and underpin a dedicated chapter in the Plan.
2. At the same time we wonder if the format of the document could allow the policies to read more prominently and whether simplifying their structure and content would make them more effective. This could be done in a way which doesn't dilute their impact, for example by placing more of the text as supporting copy. Officers at South Hams District Council would be able to provide best practice advice on this.
3. The focus of our attention is Objective HD4 and Policies 10 & 15 which allocate land for development at Portlemore Downs. Any such allocation will need to demonstrate as evidence that the potential for impact on designated heritage assets has been assessed in accordance with the provisions of the National Planning Policy Framework (NPPF), to ensure that such assets are protected and enhanced as part of the site option evaluation exercise.

We note from p17 of the Plan that site assessment involved specialist officers from South Hams District Council but that no historic environment officer (or other heritage expert) was apparently involved. We note too that while the criteria for assessment embraced the natural environment and landscape the historic environment appears to have been excluded. From your website we do see that Appendix D elaborates on this process and does identify heritage and conservation as a site consideration. However, many of the entries have no information against this criterion and those that do refer only to the setting of the church and potential for impact on the conservation area. From all this it is difficult to be confident that the sites have been assessed adequately in terms of identifying those designated heritage assets upon whose setting potential exists for harm, and whether the nature and scale of impact has then been appropriately gauged to determine the in-principle suitability of the chosen sites for development.

As the Plan and its supporting documentation (ie Appendix F) highlights, the Plan area possesses a large number of designated heritage assets (ie Listed Buildings, Scheduled Ancient Monuments and Conservation Area) and on the basis of the information provided it is our view there is insufficient evidence *as set out* to confirm that the preferred site will not have a harmful impact on any of them. Addressing this need not be a lengthy or complicated exercise but it does depend on appropriate skill and expertise to arrive at the necessary level of informed judgement. Guidance on Setting and Allocating Sites for Development can be found on our website at <https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/> and <https://historicengland.org.uk/images-books/publications/historic-environment-and-site-allocations-in-local-plans/>

4. In that the Plan allocates sites for development we would perhaps also anticipate being consulted on an associated Strategic Environmental Assessment Screening exercise. Case law has established that the threshold for determining whether a Plan has a “likelihood for significant environmental effects” is actually quite low and even the modest allocation in this Plan could trigger such a need. The exercise we refer to in 3. above would then also be necessary and useful to inform that Screening Opinion.

Kind regards

David Stuart

David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316
Historic England | 29 Queen Square | Bristol | BS1 4ND

We have launched four new, paid-for Enhanced Advisory Services, providing enhancements to our existing free planning and listing services. For more information on the new Enhanced Advisory Services as well as our free services go to our website: HistoricEngland.org.uk/EAS

MNP Response:

From: John & Jan Yeoman [mailto:tjyeoman@btinternet.com]

Sent: 10 February 2017 13:14

To: Stuart, David

Cc: 'DEBBIE EDE'

Subject: Malborough Neighbourhood Plan

Dear David,

Thank you for your response to our pre-submission consultation, our neighbourhood plan group are slowly working through the responses.

As for not having had a specialist heritage officer as part of the site appraisal team, we were operating on the group put together by SHDC.

I have attached notes about each site and the heritage assets and conservation areas close to them. Also a map showing the three sites marked with the conservation area in purple and the listed buildings in orange. Other listed buildings/monuments are in the more distant parts of the Parish not close to any of the sites.

Are these notes sufficient? If not could you advise what would be?

Kind regards

John Yeoman

Chairman, Malborough Parish Council

Malborough Neighbourhood Planning Forum

1. Malborough Park

This site does not directly border any Heritage assets. It lies to the east of the conservation area in Malborough Village and most of the old part of the village is on a higher contour. The site is bounded on two sides by houses and as such will not have a greater effect on the Grade II listed building at Portlemore Barton (list entry number 1168871) 200 metres to the south than the existing developments.

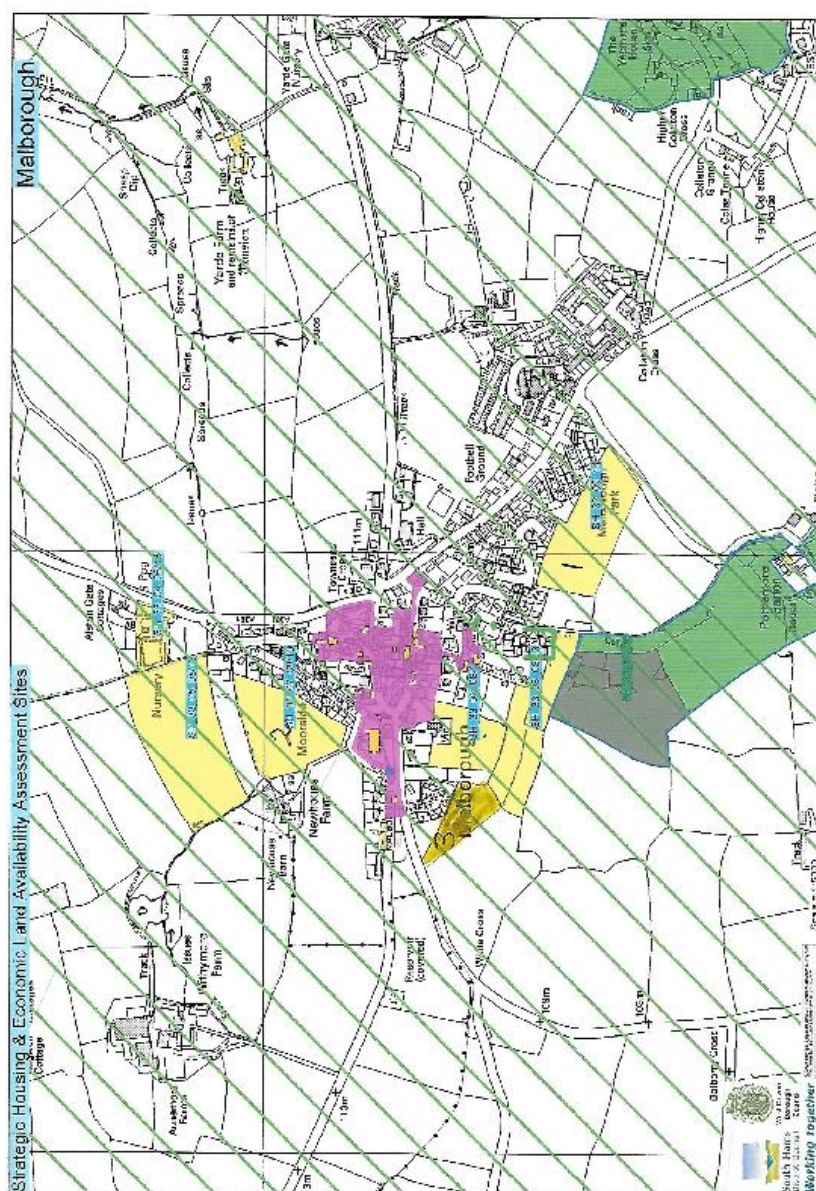
The development would not adversely affect the outlook from the listed building.

2. Moorside

This site is the closest to the Conservation Area in the old centre of the Village and the Church and associated Chest tombs (list entries 1108485, 1108486, 1169026 and 1169029.). The site is separated from the Churchyard by a road and by a road and line of bungalows and other houses from the rest of the conservation area. The contours of the land fall away from the Church to the north. Concern was raised about the effect on the setting of the Church in the site assessment. It was felt that with the use of the top of the site for Church parking and restricting the development to the lower parts of the field the effect of the slope would mitigate any effect on the Church. Again there would be no adverse effect on the outlook from the Church or Conservation area.

3. Land adjoining Great Park

This is a part of the field that joins the relatively new development of affordable rented properties. It lies to the west and below the Church and most of the conservation area and is not abutting any heritage assets. There would be no adverse effect on the outlook from the Church or Conservation area.



To John & Jan Yeoman
CC 'DEBBIE EDE'
24 Feb at 12:22 PM

Dear John

I have now been able to look at your additional information in the context of our previous comments and having reminded myself of the specific provision within the draft Plan.

The objective is to provide sufficient proportionate evidence to substantiate assertions. The level and nature of this evidence will vary from place to place and proposal to proposal. My previous response referred to our guidance on relevant exercises and I hope you have been able to access this and use it to inform this additional work.

I should reiterate that the test here is of course to demonstrate conformity with national and local planning policy and it is the local planning authority's responsibility to assess this. As South Hams also helpfully assembled a team of officers to advise your community on the site selection and assessment process it could reasonably be observed that they have assumed a degree of responsibility for the exercise! In that it is not our role to substitute or deputise for historic environment advice available at the local level I would encourage you to seek assurance from the Council that your proposals meet with the approval of its conservation officers.

This is important because although our role is to help safeguard the historic environment inevitably we do not have the local experience or knowledge which providing ultimate veracity must depend on. But we can advise on the methodology employed and confirm whether the rationale underpinning conclusions seems sound.

It is important when assessing the potential for impacts on designated heritage assets to bear in mind the broad definition of Setting (which my references would hopefully have helped you understand). This goes beyond just Outlook and so the fact that a proposed site is not visible from a heritage asset or vice versa does not automatically mean that the Setting won't be affected or even harmed. So the individual Setting of each asset and the contribution this makes to its heritage significance needs to be understood – on an appropriately proportionate basis! This includes conservation areas.

Looking at the information recently provided your reasoning for sites 1 & 3 seems sufficient to avoid an unwitting hostage to fortune scenario as far as potential harm to designated heritage assets concerned. I assume the pink area shown on your map depicts the conservation area and from this Site 2 appears to closely abut it. It could therefore be that the site should be regarded as falling within the setting of the conservation area (and the church), the open and undeveloped nature of which could be important to defining its heritage significance. I am not sure if a conservation area appraisal exists which might provide relevant information, but this issue highlights the value of liaison with the conservation officer whose local knowledge and expertise would no doubt help to fill in any evidence gaps and reaffirm my thoughts on sites 1 & 3.

I would therefore encourage you to address this latter point. If this gets the "ok" then that is fine with us.

Kind regards David
David Stuart | Historic Places Adviser South West
Direct Line: 0117 975 0680 | Mobile: 0797 924 0316
Historic England | 29 Queen Square | Bristol | BS1 4ND

Carol Reeder, Natural England

Dear Ms Ede.

Please find attached Natural England's comments on the Malborough Neighbourhood Plan. I hope these are useful in developing your Plan. You will see from the letter that we advise that the Plan needs to be accompanied by a focused Strategic Environmental Assessment and will need to be screened under the Habitats Regulations Assessment. It is suggested that you discuss these matters with South Hams District Council.

Regards
Carol Reeder
Lead Advisor – Planning Policy
Devon, Cornwall and Isles of Scilly Team, Natural England

Polwhele, Truro TR4 9AD
0208 225 6245 / 07721 108902

MNP Note:

SEA Submission Version prepared by Rosie Cox, Assistant Environmental Consultant, AECOM Infrastructure & Environment UK Limited, checked by Nick Chisholm-Batten, Principal Consultant and authorised on 17th November 2017.

Date: 16 November 2016
Our ref: 198695
Your ref: Malborough Neighborhood plan Pre-submission consultation

FAO Debbie Ede

debbieede@btinternet.com

BY EMAIL ONLY



Customer Services
Hombesin House
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T 0300 060 3900

Dear Ms Ede

**Planning consultation:
Malborough Neighbourhood Plan 2014 – 2034, pre-submission consultation**

Thank you for your consultation on the above dated 12 October 2016 which was received by Natural England on the same date.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

General comments

It is recognised that considerable community effort has gone into preparing the Malborough Neighbourhood Plan and the Forum are commended in seeking allocate sites for development. However we advise that the Plan needs to be accompanied by a 'Strategic Environmental Assessment (SEA)' to assess likely significant effects of proposals on the South Devon Area of Outstanding Natural Beauty. We are therefore unable to provide formal comments on the Plan until this assessment has been completed. We have set out below comments and links to sources of information on an informal basis which we hope you find useful in developing your Plan.

Specific comments

Housing allocations and need for SEA

The Plan allocates two sites for housing adjoining Malborough: 'Portlemore Downs' for affordable homes and 'Great Park' for custom and self-build. Both of these sites are within the South Devon Area of Outstanding Natural Beauty (AONB). Consequently the Plan will need to be accompanied by a Strategic Environmental Assessment (SEA) to assess the likely significant effects of the Plan on the AONB. The SEA does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Plan but it will need to assess the landscape and visual impacts of site allocation proposals and any alternatives considered. Some site assessment work has already been undertaken and is set out as in an appendix to the Plan. This can be drawn on in developing the SEA. Further information on SEA requirements for Neighbourhood Plans can be found at: [Strategic environmental assessment requirements for neighbourhood plans | Planning Practice Guidance](#)

The views of the South Devon AONB team should be sought on site allocation proposals within the AONB.

The Plan contains two boundaries for the allocation at Great Park on different plans at different scales. One appears to relate to land which is not identified for housing and the other to land that is allocated for housing. For clarity and to avoid confusion it is suggested that only the area allocated for housing be shown.

Wildlife and geological interests

Inclusion of a policy (no 27) which seeks to conserve and enhance biodiversity is welcomed. However it is important that the Plan identifies sites which have been designated for their biodiversity or geodiversity interest. Included within or adjoining the Plan are sites of European, national and local importance. These include:

- South Devon Shore Dock Special Area of Conservation (SAC) [South Devon Shore Dock - Special Area of Conservation - SAC - Habitats Directive](#)
- Bolt Head to Bolt Tail Site of Special Scientific Interest (SSSI)
http://www.sssi.naturalengland.org.uk/citation/citation_photo/1002127.pdf
- Salcombe to Kingsbridge Estuary SSSI
http://www.sssi.naturalengland.org.uk/citation/citation_photo/1002041.pdf
- Salcombe to Kingsbridge Local Nature Reserve [Natural England - Special Sites](#)

Further information on sites of wildlife or geological interest in the Plan area can be found on [Magic](#)

County Wildlife or geodiversity sites should also be identified. Information and advice on these can be obtained from the Devon Wildlife Trust.

As the Plan area includes a site of European importance (South Devon Shore Dock SAC) it will need to be screened to determine whether a Habitats Regulations Assessment is required under the Habitats Directive. Please contact South Hams District Council on this matter.

Further information on natural environment information sources and issues to consider are set out in Annex 1 below.

We would be happy to comment further should the need arise but if in the meantime you have any queries please do not hesitate to contact us.

For any queries relating to the specific advice in this letter only please contact Carol Reeder on 0208 225 6245 / 07721 108902 or carol.reeder@naturalengland.org.uk. For any new consultations, or to provide further information on this consultation please send your correspondences to consultations@naturalengland.org.uk.

We really value your feedback to help us improve the service we offer. We have attached a feedback form to this letter and welcome any comments you might have about our service.

Yours sincerely

Carol Reeder
Lead Adviser
Sustainable Development Team – Devon, Cornwall & Isles of Scilly

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic¹](http://magic.defra.gov.uk/) website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification**, **Ancient Woodland**, **Areas of Outstanding Natural Beauty**, **Local Nature Reserves**, **National Parks (England)**, **National Trails**, **Priority Habitat Inventory**, **public rights of way (on the Ordnance Survey base map)** and **Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here²](#).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here³](#). Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here⁴](#).

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic⁵](#) website and also from the [LandIS website⁶](#), which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework⁷](#) sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance⁸](#) sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.abn-nftr.org.uk/nftr.php>

³ <http://web.archive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habitatsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-areas-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework-2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

1.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-spaces-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/)¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-spaces-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Scott Rossiter, Alder King, Co-owner of Eastacoombes (Alston Gate Phase 3 – AGP3)

On Friday, 4 November 2016, 15:40, scott rossiter <scott.rossiter@btinternet.com> wrote:

Dear MPC - John, Debbie,
MALBOROUGH PARISH COUNCIL (MPC) – Neighbourhood plan
Estercombes – Alston Gate Phase 3 (**AGP3**)

I write in response to your email (below) in which you advised me that the consultation process was now down to the MPC steering group shortlisted 3 sites. I attended the open evening on Tuesday 18th October for the consultation of those sites for the Malborough Neighbourhood Planning Forum.

As you know I am the co-owner with my sister of Estercombes - Alston Gate phase 3 (**AGP3**) to the rear and alongside Phase 1 (Westco/DCH - 17 homes) and Phase 2 planning for 16 houses to be developed out hopefully starting spring 2017. **AGP3** although alongside the Malborough Village boundary, is actually within South Huish Parish only by virtue of the Parish separation line designation being that of the public footpath that divides AGP1/2 and **AGP3**.

AGP3 was considered by the MPC Steering group as one of 5 sites but not subsequently shortlisted by the steering group.

I have now reviewed the Neighbourhood planning document dated 8th October 2016 and the comments I make are observational of the process so far. Clearly the process will be subject to further consultation and I understand a referendum and moreover should be able to stand up to third party Inspector scrutiny.

My contention from the outset at the original meeting in the Church when the 3 shortlisted sites were displayed to the public was that the reasons for not including **AGP3** for consideration by the residents of

Malborough for the neighbourhood plan shortlist were invalid. Following the recent open meeting I remain of this opinion that the steering group decision is invalid for the following reasons.

1 Parish boundary – Yes **AGP3** is not within Malborough's Parish Boundary (it's in South Huish) but I am not aware of any cross parish council consultation that took place in relation to our site as clearly it should be considered as a Malborough village site as it adjoins Malborough village. Are you able to point me to any minutes or documentation in respect of this point please?

2 Timing- I was advised at the recent meeting that South Huish PC were a long way behind Malborough in it's Neighbourhood plan process and also it was unlikely as a Parish that they needed any Affordable Housing although I am not sure whether a Housing Needs Survey had been undertaken. **AGP3** is large enough to accommodate whatever need South Huish may have in the future.

3 Highways – I have never received anything in writing /e mail from MPC although I was advised by John Yeoman that the reason **AGP3** was not considered to be shortlisted for the village residents to consider was on Highways grounds. I attach the email from Richard Jackson (**DOC004**) Senior Highways Development Management officer at SHDC which confirms that contrary to MPC's concerns regards AGP1 and 2 development the Highways department had no such concerns. We are confident AGP3 would also achieve the required professional Highways consultants sign off. I am concerned that when the MPC steering group walked our site this information was not shared. Moreover, judgements may have been made that were incorrect rather than making the correct informed judgment from an informed response from professional officers that the site has no highways concerns.

4 Site access – This is through AGP1 and 2 (**DOC002**). I have previously sent the drawing showing our call option on AGP1 land to extend the adopted road through phase 1 into **AGP3** – The plan shows the area of land denoted red. I am concerned that when the MPC steering group for the Neighbourhood Plan walked our site this information was not shared. The site has no access constraints.

5 Biodiversity area – this is currently planted to apple trees. If we are successful with our application these will be re-located. We are able to re-locate the biodiversity area which is within our ownership through application to SHDC "such consent not to be unreasonably withheld".

6 Deliverability - On receipt of a satisfactory planning consent the site could be developed without delay and would include new pedestrian and cyclepath link to the village.

7 Housing and Affordable Housing – we could offer 50% affordable Housing
Proposal going forward.

I attach an indicative plan (**DOC005**) of our proposals for the development of **AGP3** (Please note that I have an agreement with the landowner of the Garden Nursery /allotment site hence I have shown the site with a proposal for 2 dwellings and an access into the Hockins land (MPC steering group reserve site which currently has no identifiable Highways access)

The plan is for 20 Years so needs an alternative deliverable site to the Portlemore site being promoted. The Portlemore site offers no Village enhancement apart from more housing.

Other observations for the Steering Groups preferred site of Portlemore which planners and Inspectors will consider are;

- 49 dwellings proposed of which only 16 affordable – This is only 32% Affordable Housing. (AGP 1 and 2 was 50% and **AGP3** would be too)
- Only 23 Houses identified in MPC Housing Needs Survey (affordable Housing) (NB 8 already provided for AGP2 so 15 required) Based on 50% AH this obviously means 30 Dwellings Total which is what AGP3 can offer
- Poor road connectivity – All Traffic will come through and back along Collaton Road – already too busy with Cumber Close traffic.
- Site is within AONB like AGP3 but it is also in Coastal preservation designation which AGP3 is not.

CONCLUSION

- AGP3 should have been included as one of the 3 sites for assessment by the residents of Malborough and the Parish (although it is not within Malborough parish it is in Malborough).
- AGP3 on its own is the most obvious deliverable site for development
- AGP3/MPC reserve site (Hockin land) combined could provide road linkage and also allow an ideal site for the growth and development of Malborough for the plan period to offer -

- 1 Church car parking
 - 2 No increase in traffic through the village and along the congested Collaton Road.
 - 3 New Footpath/cycle linkage along highway A381 as part of 278/s106 requirements to link AG Phase 1,2 and 3 scheme to the PFS and Co-op C store.
 - 4 Opportunity to create a traffic calmed area by some form of crossing on A381 (if required)
 - 5 Opportunity to create a Malborough Village entrance (if required)
 - 6 Opportunity to provide a potential link avoiding Luckhams lane and the narrow road in higher town past the Oak Pub/Old Inn for traffic going to / coming from Kingsbridge to Hope Cove/Soar, Bolberry and vice versa if road widening achievable from Hockins land out past church to main road. (see plan)
 - 7 Opportunity to provide New land for growth of Village School - it's relocation integrated within the village – AGP3/field of Estercombes is 5 acres alone plus MPC Reserve site acreage.
 - 8 Opportunity for Village employment units – B8 /B1c storage and distribution and light industrial
- I look forward to hearing from you and will attend the next public open meeting.

Kind regards

Yours sincerely,

Scott

SCOTT ROSSITER Bsc (Hons) MRICS

Partner

Tel: 01392 353089 /07970 660378

www.alderking.com

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MNP Response by email to Scott Rossiter from John Yeoman, March 2017

Your response to the Malborough Neighbourhood Plan Consultation has now been considered by the steering group. The site you now call Alston Gate Phase three was put forward as a potential site when there was a call for sites as part of the preparation of the Plan. As you are aware the site is in S Huish Parish and as such it was outside of our Designated Area so we could not allocate it. Because it was close to the village we gave it the same consideration as the other sites.

The sites were all considered by a group set up for the Neighbourhood Plan Forum by our link officer at SHDC. This group included officers at S Hams, our District Councillor, two members of the Neighbourhood Plan Forum and the Chairman of the Parish Council. The sites were all viewed on 28th August 2015 and all owners had been asked the week before whether viewing the sites was possible.

On that day there were six people in the group, the three from the village, Phil Baker from SHDC, Robin Toogood from AONB and Richard Jackson from DCC Highways. The sites were viewed and judged against a common matrix and your site was unsuccessful. The results sent to you on 23rd of September 2015 were as follows:

- ***Access to site. Potential access could be secured through the recently developed Alston Gate.***
- ***Proximity to services. Development in this location is at the outer limits of agreed walking to village services and facilities.***
- ***Transport options. Potential to secure a safe walking route utilising existing routes into the village centre.***
- ***Landscape and ecology. Site SH_33_05_08/13 where significant constraints have been identified based on among other things significant visual impact and significant detrimental impact on the character***

of the sensitive landscape in this location. Also significant impact on the special qualities of the AONB. Local footpath on the eastern boundary.

- *Heritage and conservation. Potential visual impact on the listed church.*
- *Flood risk and drainage. No comment was made.*
- *Contamination and environmental health. Potential contamination although clearly development has been achieved on land adjacent. Be concerned on construction traffic accessing through existing residential is there an alternative route?*
- *Other. Development in this location would not form a logical extension of the settlement, seeking to take advantage of a recently established boundary thanks to the development at Alston Gate. Development is proposed on an area of land already subject to planning conditions as a biodiversity area to benefit the residents of Alston Gate. The displacement of this area further west would reduce the extent to which the area would benefit the residents of Alston Gate.*
- *Comments and recommendation. 6x red, (a traffic light system was used), significant constraints to development in this location.*

In answer to the points in your letter:

1. *The Parish boundary: The site is in S Huish but it was considered as part of the Malborough plan and rejected. As a Council we have had informal discussions with S Huish and they have indicated that any housing in their parish should be in their settlements of Galmpton or Hope and as stated before it was outside of our designated area.*
2. *Timing: As you state the S Huish Neighbourhood Plan is not as advanced as ours but, as a Parish, S Huish would go through the same process and decide where they wish to have development.*
3. *Highways: Malborough Parish Council had concerns over highways matters for Phases 1 and 2 Alston Gate. These were not supported by DCC but the same officer was one of the site assessment team on the day.*
4. *Site Access: All who contributed to the assessment as well as those that viewed the site were aware of the access. They all had had the site submission form which you submitted on 16th April 2015 where the access was described. The group that viewed the site were also reminded of the access as they viewed it.*
5. *Biodiversity Area: The Council is aware that the biodiversity area can be relocated 'subject to the required consents.' (106 text)*
6. *Deliverability and affordable housing: all the sites could deliver, but this site was turned down when presented for assessment.*

Your conclusions,

- *AGP 3 was included and rejected.*
- *The AGP3/MPC reserve site relies on the owner of the reserve site being in agreement with your plan which appears not to be the case at present.*

1. *The Church car parking is in someone else's land.*
2. *Yes that is the case.*
3. *It would be beneficial to talk about this when the detailed planning comes forward for AGP2.*
4. *as above*
5. *as above*
6. *This is reliant on other landowners and we do not how a relief road twisting through four housing developments with potential use by large vehicles would be viewed by DCC on safety grounds.*
7. *The new school would create additional traffic and other sites with better road access would also need to be considered.*
8. *There is a need for industrial units but this is a new proposal that was not part of the site assessment or the public consultation.*

Once S Huish have created their own Neighbourhood Plan and both plans are up for review this area could be jointly considered if there was an identifiable housing need and the landscape issue could be overridden

On Thursday, 20 October 2016, 12:08, HOME PC <jmlovett@btinternet.com> wrote:

As a joint owner of land at Portlemore Barton and following recent communications with Mrs Debbie Ede, I would like to register my vote in favour of proceeding with negotiations as outlined in the draft pre submission plan.

My husband Brian would also like to register a vote of YES as a joint owner .

Can you also note my email address for further communications.

Jane and Brian Lovett
The Platt
Great Woodford Drive
Plympton, Plymouth PL74RP

Christopher Howell, Local Historian

From: Christopher Howell <howell@ashworth5.orangehome.co.uk>

To: Gail Allen <gailchristineallen@yahoo.co.uk>

Cc: Rod Hughes <cayanneman@yahoo.co.uk>; Graham Collyer <grahamcollyer46@gmail.com>

Sent: Friday, 21 October 2016, 9:10

Subject: Rotor Bunker Crown Buildings, Soar Malborough

Dear Gail

I would like to point out the Bunker Mr Hughes refers to is listed with South Hams District Council as Crown Buildings Soar Malborough TQ7 3DS

It is located very close to East Soar Farm as was part of the Radar Station which began life in 1941 alongside what was RAF Bolt Head.

The Radar Bunker was active until 1958 and then was taken over by the Home Office and became a Regional Seat of Government in the event of a Nuclear War, it was held ready to house civil servants in the even of war, it finally closed in 1994, it is now in private ownership and was Listed Grade II by Historic England in 2015.

If you would care to read last weeks Gazette Graham Collyer published a full page article about the bunker in his Past and Present page.

The Bunker is of significant historical interest and should be included in the Malborough Neighbourhood Plan 2013 to 2034

Yours Sincerely

Christopher Howell. Local Historian.

howell@ashworth5.orangehome.co.uk

MNP Note:

Heritage Listings note this as Hope Cove Radar Station (R6 Bunker)

Roderick G. Hughes

On 18/10/16 14:11, website wrote:

> The following information was submitted from the yourplan_contact
> form: Formname: Roderick G. Hughes Formemail: cayanneman@yahoo.co.uk
> Formmessage: Dear Sir/ Madam I have prepared a statement which I feel
> should be included within your pre-submission for the Marlborough
> Neighborhood plan. I can e-mail it to you as an attachment if you
> could provide me with a suitable e-mail address. It pertains to the
> on-going situation at the R6 bunker at Hope Cove and its both National
> and Local importance as a Historic England Grade II Listed heritage
> site and my involvement within this. I look forward to hearing from
> you in due course Yous faithfully Rod Hughes. Url:
> http://www.malboroughvillage.org.uk/forms/process/yourplan_contact

Kerry Wagstaff, Sustainable Places, Environment Agency

Dear Debbie

I have forwarded your email to the local sustainable places team for the Marlborough area. A member of the team will be in contact with you shortly.

Kind Regards

Kerry Wagstaff

Customer Service Advisor

National Customer Contact Centre - Part of National Operations Services

Tel: 03708 506 506

Web Site: www.gov.uk/environment-agency

Click an icon to keep in touch with us:-

So how did we do...?

Our National Customer Contact Centre relies on customer feedback, so we really value your thoughts on how we are doing. We will always make changes where we can to improve our service. This will only take three minutes to complete:

<http://www.smartsurvey.co.uk/s/NCCCcustomer/>

and/....

Dear Debbie

I have passed your enquiry to our Sustainable Places team for the relevant area and they will be in touch with you shortly.

The Freedom of Information Act and Environmental Information Regulations state that a public authority must respond to requests for information within 20 working days, but we aim to respond to all enquiries as quickly as we can.

You can find more information about our service commitment by clicking on the link below:

<https://www.gov.uk/government/publications/environment-agency-customer-service-commitment>

Should you wish to contact the Sustainable Places team directly, please use the contact details below. Please quote your Enquiry Reference 161013/DT06 in any correspondence with us regarding this matter.

Sustainable Places
Environment Agency
Devon, Cornwall and the Isles of Scilly
Manley House, Kestrel Way
Exeter EX2 7LQ

Tel: 03708 506506

Kind Regards
Darren Turner
Customer Service Adviser
National Customer Contact Centre - Part of National Operations Services

Web Site: www.gov.uk/environment-agency

Marine Management Organisation

Thank you for including the MMO in your recent consultation submission. The MMO will review your document and respond to you directly should a bespoke response be required. If you do not receive a bespoke response from us within your deadline, please consider the following information as the MMO's formal response.

Kind regards,
The Marine Management Organisation

Response to your consultation

The Marine Management Organisation (MMO) is a non-departmental public body responsible for the management of England's marine area on behalf of the UK government. The MMO's delivery functions are; marine planning, marine licensing, wildlife licensing and enforcement, marine protected area management, marine emergencies, fisheries management and issuing European grants.

Marine Licensing

Activities taking place below the mean high water mark may require a [marine licence](#) in accordance with the [Marine and Coastal Access Act \(MCAA\) 2009](#). Such activities include the construction, alteration or improvement of any works, dredging, or a deposit or removal of a substance or object below the mean high water springs mark or in any tidal river to the extent of the tidal influence. You can also apply to the MMO for consent under the Electricity Act 1989 (as amended) for offshore generating stations between 1 and 100 megawatts in England and parts of Wales. The MMO is also the authority responsible for processing and determining harbour orders in England, and for some ports in Wales, and for granting consent under various local Acts and orders regarding harbours. A wildlife licence is also required for activities that that would affect a UK or European protected marine species.

Marine Planning

As the marine planning authority for England the MMO is responsible for preparing marine plans for English inshore and offshore waters. At its landward extent, a marine plan will apply up to the mean high water springs mark, which includes the tidal extent of any rivers. As marine plan boundaries extend up to the level of the mean high water spring tides mark, there will be an overlap with terrestrial plans which generally extend to the mean low water springs mark. Marine plans will inform and guide decision makers on development in marine and coastal areas. On 2 April 2014 the [East Inshore and Offshore marine plans](#) were published, becoming a material consideration for public authorities with decision making functions. The East Inshore and East Offshore Marine Plans cover the coast and seas from Flamborough Head to Felixstowe. For further information on how to apply the East Inshore and Offshore Plans please visit our [Marine Information System](#). The MMO is currently in the process of developing marine plans for the South Inshore and Offshore Plan Areas and has a requirement to develop plans for the remaining 7 marine plan areas by 2021.

Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to. For marine and coastal areas where a marine plan is not currently in place, we advise local authorities to refer to the [Marine Policy Statement](#) for guidance on any planning activity that includes a section of coastline or tidal river. All public authorities taking authorisation or enforcement decisions that affect or might affect the UK marine area must do so in accordance with the [Marine and Coastal Access Act](#) and the UK Marine Policy Statement unless relevant considerations indicate otherwise. Local authorities may also wish to refer to our [online guidance](#) and the [Planning Advisory Service soundness self-assessment checklist](#).

Minerals and waste plans and local aggregate assessments

If you are consulting on a mineral/waste plan or local aggregate assessment, the MMO recommend reference to marine aggregates is included and reference to be made to the documents below:

The Marine Policy Statement (MPS), section 3.5 which highlights the importance of marine aggregates and its supply to England's (and the UK) construction industry.

The National Planning Policy Framework (NPPF) which sets out policies for national (England) construction minerals supply.

The Managed Aggregate Supply System (MASS) which includes specific references to the role of marine aggregates in the wider portfolio of supply.

The National and regional guidelines for aggregates provision in England 2005-2020 predict likely aggregate demand over this period including marine supply.

The NPPF informed MASS guidance requires local mineral planning authorities to prepare Local Aggregate Assessments, these assessments have to consider the opportunities and constraints of all mineral supplies into their planning regions – including marine. This means that even land-locked counties, may have to consider the role that marine sourced supplies (delivered by rail or river) play – particularly where land based resources are becoming increasingly constrained.

If you wish to contact the MMO regarding our response please email us at consultations@marinemanagement.org.uk or telephone us on 0300 123 1032.

The Marine Management Organisation (MMO)

The information contained in this communication is intended for the named recipient(s) only. If you have received this message in error, you are hereby notified that any disclosure, copying, distribution or taking action in reliance of the content is strictly prohibited and may be unlawful.

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Local Planning Authority

Thank you for sending the pre-submission Malborough Neighbourhood Plan (Regulation 14)* to the Local Planning Authority (LPA) for comments. This will be referred to as the Draft Malborough Neighbourhood Plan (Draft MNP) in this document.

The LPA fully supports the initiative for the Neighbourhood Planning Group (NPG) to produce a Neighbourhood Plan (NP) and recognises that much work has gone into the development of the MNP with extensive community involvement. The LPA commends the Malborough NPG (MNPG) for all the hard work already put into the Plan.

These comments have been provided to assist the Neighbourhood Planning Group (NPG) in producing a Draft Neighbourhood Plan (Regulation 15)* and have been considered by key Members, under delegated authority, at the Council. The response is based on the information provided and available at the time of reviewing the Plan, which includes the pre-submission draft Malborough Neighbourhood Plan (July 2015), Sustainability Appraisal report and other consultation documents.

The scope of a neighbourhood plan and area is a decision for the NPG and this will depend on a number of factors. These will include what is already covered in the development plan and its status, the expected level of future growth for the area, the key issues for the community, what they wish to engage with and their preferred outcomes. It can be detailed, including allocating land for future growth, set general principles for development or focus on a few key issues. The LPA notes the focus of the Draft MNP on the town centre and suggests that the MNP clarifies that by not either acknowledging the adopted local plan or engaging with future growth it does not intend to undermine these. The community may wish to engage with future growth through a review of the neighbourhood plan or by alternative mechanisms the LPA may put in place as it prepares Our Plan.

The LPA has made a number of suggestions for further consideration prior to submission of a Draft Neighbourhood Plan to help ensure the Plan is successful at examination and contributes to a strong planning policy framework for Malborough. The Plan has some sound aspirations in what it wishes to achieve for the community but lacks some detail in respect of how these desirable things will be achieved and the evidence to support them. Few development opportunities are identified in the Plan to enable these aspirations which are reflected in the Plan's objectives to be realised and delivered. While neighbourhood plans need to be aspirational they also need to be realistic and deliverable.

The LPA envisages the opportunity to help shape the next iteration of the MNP alongside the working group, and as such broad comments are provided, rather than focussing on specific words/wording.

Vision – still seems to refer to aims that are far outside the remit of a planning document – housing affordability is the result of house prices and local wages – unless the NP enables the significant provision of either housing or jobs, it will have no influence over these factors. Risk is that the NP will be measured against something it cannot control.

Housing Need – housing need is not just affordable or local housing need. To suggest that the plan will only meet local housing need already undermines the preferred site allocation, as this will provide open market housing. Care should be taken to ensure that consistent language is used when referring to the provision of future housing. A Housing Needs Survey provides only one part of understanding the housing need that the

NP needs to meet within the plan period, and caution should be applied when attaching too much focus on an HNS as an indicator of overall housing need.

Use of evidence - Well done for using historic trend data and providing an interpretation of what it means for Malborough. This has been used to provide a robust indication of the extent of growth that the NP is anticipating, and in the absence of any clear figures from the LPA this approach is welcomed. Emerging evidence from the LPA will be available early in 2017, and should add greater credibility to the use of the objective data.

Number of new homes – the NP group is to be commended for identifying a minimum number of new homes that the NP will aim to deliver.

Call for Sites and NPPF Paragraph 116 – The preferred site of Portlemore Downs, by virtue of its scale, will represent a major development proposal within the AONB. Paragraph 116 of the NPPF provides specific tests that such proposals are required to meet before they can be considered acceptable; “Planning permission should be refused for major developments in these designated areas except in exceptional circumstances and where it can be demonstrated they are in the public interest.”

Great Park reserve site – Given that more people voted not to include this site as a reserve site, it is not clear why it has been included as a preferred reserve site option. Take out policy 17 – just don’t mention it!

Strategic Objective HD1 – generally a well written objective, with the exception of identifying only the needs of local people that need to be met... the delivery of market housing cannot be linked solely to identified local need, but must meet the wider housing needs of the area.

Policy 1 – Planning for Growth. By identifying a preference for “small scale purpose built affordable housing” this policy undermines the validity of the preferred allocated site, which is considered to be a major, mixed-tenure housing allocation with the AONB, and therefore contrary to the first policy within the NP.

Policy 2 – Community Balance. What objective evidence is available to support the aspiration of 50% affordable housing?

Policy 4 - Principle Residence Policy. The LPA strongly recommends that this policy is removed. The justification for this policy seems to rely on housing stock data for the neighbouring NP areas of Salcombe and South Huish – if these NPs wish to use this evidence as justification for their own policies, then that is up to them, but evidence and housing stock data from other areas cannot be used as justification for a policy within the MNP. The Times and The Daily Mail are not objective sources of evidence from which to write a policy response.

Policy 5 –Change of Use/Level of Occupancy. What is ‘over-concentration’ within the context of this policy? Most high quality village centres within the SH have the highest density of development, and are recognised within conservation areas. Better to aim for a development density that reflects the character of the site.

Policy 6 – Delivery. Not sure this is a policy?

Policy 7 – High Quality Design. Well done for actually trying to define what good design means for Malborough – policy could be given greater value by mapping character areas within the village.

Objective HD3 & Policy 9 – Supporting Community Housing. This policy needs to be reviewed to define the different forms of housing that are supported. Is this an exceptions site policy? If so, greater clarity should be provided about what criteria proposals are required to meet, and under what circumstances a proposal

can be considered acceptable. Wording needs to be considered carefully – an exception site is in a location that is not ordinarily acceptable in principle, but where there is sufficient community benefit (in this instance the provision of a type of affordable housing, built or commissioned by a group or individual) to make the scheme acceptable. It is unlikely therefore that such a proposal will meet all other policies within the NP, because if it does, what is it an exception to?

Policies 10 to 14 – Portlemore Downs. The policy is very prescriptive over the amount and type of affordable housing to be delivered. However, there is very little to guide the overall quantum of development for the site. It is advisable to be more explicit about the overall number of homes expected to yield.

Footnote 7 – 5 year supply and reserve sites. It is not within the gift of the NP to identify which sites may or may not come forward in the event of the LPA not being able to demonstrate a 5 year supply of housing sites. The NP already accepts the principle of development on the reserve site, so there is no basis for preventing the site coming forward if the policy circumstances favour it. A NP cannot pick and choose which parts of the planning system will apply to their plan – an adopted NP forms part of the Development Plan for the LPA, and as such is considered alongside wider planning factors such as the land supply of the LPA. An AONB management plan policy is not justification for trying to include such a caveat.

Policy 18 – Great Park C&SB. This will be the first adopted C&SB allocation in the South Hams once the NP is adopted, so congratulations for attempting it! The policy does need some work, particularly over the expectations over either C&SB or CLT – the applicable criteria should be separated. There also needs to be some detail provided over how the plots are going to be serviced prior to being marketed – who will pay for it most importantly!

The maps showing the allocations need to be of a higher quality – OS, with scale, and more definitive boundaries.

MNP Note: This is now Policy 16. New OS map inserted

Objective G1 and Policy 19 – Green Issues. The NP itself is clear that the CSH has been revoked, so why reference it? The DBCP say that they have no means of measuring how far a building exceeds Regs, so will it be down to the applicant to pay for private building control monitoring? If so, this is likely to be considered too onerous to satisfy a policy that cannot be enforced.

The information requirements of applicants are required to be proportionate to the scale of proposal that they are bringing forward, and the list of requirements in policy 19 is unlikely to be considered proportionate for anything other than a major scheme of 10+ dwellings.

Policy 20 – Adapting to Climate Change. The NP cannot insist that all new commercial roofspaces include solar PV. It is counter-productive to be so prescriptive – a large range of low-carbon energy sources can improve the efficiency of a building, including a fabric first approach. The policy needs to be much wider in scope, and allow for advances in other technologies and incentives.

MNP Note: This is now Policy 18

Policy 24 – Siting of new development. This policy seems to apply a blanket acceptance of the sustainability of any site under 4 dwellings within 6 rural hamlets, regardless of how such sites are considered against the requirements of locally adopted planning policy and the NPPF. These hamlets are not connected to the public transport network, do not promote walking and/or cycling and will clearly result in an increased reliance upon the private car. Emerging evidence from the LPA identifies a set of criteria used to define what can be considered a sustainable rural settlement, and the 6 hamlets listed within the NP do not meet the basic minimum score to be considered sustainable.

MNP Note: This is now Policy 23

Proposals in these locations should fall under the exceptions site policy, and as such, is the proposals offer sufficient community benefit to outweigh the poor sustainability of the site, then a planning consent may be achieved. As the policy is currently worded a minimum of 4 dwellings in each of these hamlets would be acceptable, and I struggle to foresee any circumstances where 24 dwellings within the AONB in unsustainable settlements would accord with any local or national policies.

Conservation Area Project. Well done for raising the need to have an up-to-date CA management plan, and also for not being tempted to that specific piece of work as part of the NP.

Policy 26 – Trees, hedgerows, woodland etc. Generally speaking if a natural asset needs protecting it is already recognised as such.

MNP Note: This is now Policy 25

Policy 28 – Local Green Spaces. Good to see a list of green space designations, and references to NPPF criteria.

MNP Note: This is now Policy 27

Policy 30 – Gardens. This policy seems to duplicate local and national policy requirements and is surplus to requirements.

MNP Note: This is now Policy 29

Policy 31 – Community Benefit. We have discussed this before, and our view can only be reiterated. The current list of priority projects that require s106 have been objectively acquired using recognised Sport England methodology. If the priority investment areas are not considered to accord with the view of the PC, the NP needs to prepare an equally robust piece of evidence, including primary research with all facility users. Until such a piece of evidence is prepared by the NP, and is signed off by the relevant officer at SHDC, investment will be allocated according to the priorities from the Playing Pitch Strategy and Open Space, Sport and Recreation study adopted by SHDC. The results of the community questionnaire supplied as part of the evidence base do not form a comprehensive basis upon which to invest what could potentially be thousands of pounds.

MNP Note: This is now Policy 30

Objective OE4 and Policy 32 – Quality & Character. This needs to be more clearly defined in terms of what is seeking to be achieved, and certainly needs to emphasis proportionality – a new scheme cannot be expected to rectify issues that are not directly related to the proposal itself.

MNP Note: This is now Policy 31

Objective E1 – Employment. It is not only to demand of new houses that are resulting in changing employment patterns and conversion of employment units. Both local and national policy make provision for loss of employment sites if viability cannot be demonstrated – the long term retention of a redundant employment site that has no prospect of re-use is not in the public interest either.

Objective E2 and policies 35 & 36 – protecting economic uses. As above, this policy neglects to understand the economic viability required to sustain such services and facilities. If the policy made reference to Community Facilities (and defined these in accordance with local policy) there could be more conformity with local and national policy, although only up to the point where market signals will ultimately determine whether a business is sustained or lost. Policies should also avoid being too prescriptive – the Use Classes Order cannot be interpreted locally, it applies as written in all areas.

MNP Note: These are now Policies 34 and 35

Objective E3 and policy 37 – New Employment Opportunities. The intention of the objective and policy is understood, but the policy needs to clearly define what is trying to be achieved – ‘other businesses’ would seemingly apply to all economic activity, and undermine the intention to provide priority to social enterprises. Any business could suggest that the creation of any new job benefits the local community – is

this what you are seeking to encourage? Policies such as this need to be reviewed to understand the unintended consequences of such generic and open wording. The positive wording of the policy is to be encouraged, but care should be taken to define the terms of the policy more clearly.

MNP Note: This is now Policy 36

Policy 38 – Tourism. Again, the intention of the policy is understood, but phrases such as ‘high quality’ and ‘small’ need to be clearly defined for planning purposes. The potential compatibility with the rural road network needs to be mentioned here.

MNP Note: This is now Policy 37

Policy 39 – Tourism. And again, care should be taken over trying to be too prescriptive. In planning terms, accepting the principle of a touring site is very similar to that of a static pitch – the visual impact and associated traffic impact is exactly the same. One policy could be interpreted as undermining the other.

MNP Note: This is now Policy 38

Policy 40 – The design of employment sites. The requirements of this policy are all subject to adopted local and national adopted policy. NPs should avoid repeating policies that are already in force, and as such this policy should be removed.

MNP Note: This is now Policy 39

Objectives CIT 1, 2 & 3 policies 41, 42 & 43 – Sustainable Transport. Much of what is included here is accepted, particularly the emphasis on connectivity with existing facilities and increasing walking and cycling. Close consultation needs to be had with DCC over prescriptive transport solutions however – additional engineering of the rural road network is not often encourage, and often fails to address perceived issues. Details of how the NP group have worked with Highways Authority will need to be shown as evidence for any future policies.

MNP Note: These are now Policies 40, 41, 42

The website at the end of the draft plan is incorrect, although the appendices were located by a using a search engine.

MNP Note: This has been corrected

The group is commended for preparing a comprehensive and stand-alone evidence base document, something that numerous groups have overlooked in the past. Whilst there is a lot of analysis of the community questionnaire, this only provides one part of an evidence base. The objective assessment of pertinent local and national policy must be shown and understood before the evidence base can begin to justify emerging policies, otherwise there is no guarantee that emerging policies have been scrutinised for conformity – a basic requirement of an NP being found sound.

Phil Baker, SHDC

We believe the New Development in Malborough, should be the field behind the church - Wilthymore Farm. — with traffic access through Eastercombes + footpath to the village through Luckhams lane.

This will prevent motorised traffic through an already very busy junction in the centre of our village.

Thankyou for reading this.

Dogs through play area
 Access through Sparrow Park.
 Extra parking in P. Dean Vickers / vans etc.
 Vehicular access Sparrow Park.
 Lifegenerating spaces in M. Park / S. Hens
 Residents Malborough Park.

The above note was written by John Yeoman, member of Neighbourhood Planning Forum, following a discussion with residents of Malborough Park at the Pre-Submission Consultation Drop In Session held on 17th November 2016.

members of the Neighbourhood Planning Forum will be there to discuss this draft Plan with you. Comments need to be made and received by Saturday 19th November. Thank you.

Malborough's Neighbourhood Planning Forum October 2016

Page No. (if applicable)	Comments
	Why is there talk of the park on Malborough Park being taken over as green space for the new estate?
	The park has been part of Malborough Park since it was built over <u>60</u> years ago. They need their <u>own</u> green space.
	not ours. As a child I recall playing with the R.A.F children at the park and Sparrow Park now use it too.
	There does not need ^{to be} access through Malborough Park. We have our parking spaces which are on the deeds of our
	house and still it is difficult at times. Collaton Road is very fast and busy now and needs something to slow the

traffic before someone is killed.

The site has been used for crops ever since the year

MNP PRE-SUBMISSION CONSULTATION COMMENT SHEET

dot so what happens once its taken over by houses?

The other two sites seem to have been dismissed right away
 It feels that whatever we say we are not getting heard.

Two recently built estates in Malborough,
should Portlemore Downs go ahead Portstatten Rd
will be extremely busy.

The green area on Malborough Park that is
the playground should NOT be used in Phase 1
Portlemore Downs they should have their own!
Spawen Park already has access to this
park.

Do not agree with pedestrian access to
Malborough Park, also can see our parking
spaces taken.

Strongly feel the other two sites should be
considered.

Surely the two new estates would be better to
add some houses too and with the new sewage works
at Great Park that would be better than overload at
Portlemore Barton where there has been trouble in
the past ~~more~~ more than ~~once~~ once or twice.

What about our countryside and the wild life?
What about the food we grow? Are we to buy
from abroad even more than we do now? Are the
houses to be built really ^{going to} be affordable to our
young people who live here? !!!

Malborough's Neighbourhood Plan is now in its pre-submission draft consultation phase. This consultation runs from 8th October to 19th November 2016 and its aim is to "enable the Steering Group (the Neighbourhood Planning Forum) to become aware of things that they may have unintentionally got wrong, areas that need to be expressed differently, improved, expanded upon, but most importantly, to flush out contentious issues now, rather than when the Plan has been submitted to the District Council prior to your chance to vote (the referendum)". Details of the full plan can be found on the village website (<http://www.malboroughvillage.org.uk/>), with hard copies in the Post Office, the Village Hall, in reception at Follaton House (SHDC) and by request to a Parish Councillor.

You are advised to - and asked to - study the Plan and then comment should you so wish to. Comments can be made via the comments page for Neighbourhood Planning on the village website, by hard copy to any Councillor or by using the collection box at the Post Office. Comments can also be made by email to: malboroughparishcouncil@btinternet.com. There are also 2 drop in sessions on October 18th (16.00-20.00hrs) and November 17th (16.00 - 19.00 hours) at the Annexe when Parish Councillors and members of the Neighbourhood Planning Forum will be there to discuss this draft Plan with you. Comments need to be made and received by Saturday 19th November. Thank you.

Malborough's Neighbourhood Planning Forum October 2016

Page No. (if applicable)	Comments
DEVELOPMENT MALBOROUGH PARK = INCREASE IN TRAFFIC	TRAFFIC CALMING ON COLLATON ROAD. NOT HUMPS BECAUSE BUS ROUTE BUT ILLUMINATED SIGNS

il prior to your chance to vote (the referendum)". Details of the full plan can be found on the village website (<http://www.malboroughvillage.org.uk/>), with hard copies in the Post Office, the Village Hall, in reception at Follaton House :) and by request to a Parish Councillor.

re advised to - and asked to - study the Plan and then comment should you so wish to. Comments can be made via the nents page for Neighbourhood Planning on the village website, by hard copy to any Councillor or by using the collection box e Post Office. Comments can also be made by email to: malboroughparishcouncil@btinternet.com. There are also 2 drop in ons on October 18th (16.00-20.00hrs) and November 17th (16.00 - 19.00 hours) at the Annexe when Parish Councillors and bers of the Neighbourhood Planning Forum will be there to discuss this draft Plan with you. Comments need to be made eceived by Saturday 19th November. Thank you.

Malborough's Neighbourhood Planning Forum October 2016

Page No. (if applicable)	Comments
	Malborough park "prepared site" is in CDastal preservation area. Other sites More suitable - phase 3 Arrow Gate S. Boreal
	Malborough park proposal - only 16 of 49 Arrow Gate - circa 32 sq. Other sites could give 50 sq.

MALBOROUGH'S NEIGHBOURHOOD PLAN CONSULTATION STATEMENT

Malborough's Neighbourhood Plan is now in its pre-submission draft consultation phase. This consultation runs from 8th October to 19th November 2016 and its aim is to "enable the Steering Group (the Neighbourhood Planning Forum) to become aware of things that they may have unintentionally got wrong, areas that need to be expressed differently, improved, expanded upon, but most importantly, to flush out contentious issues now, rather than when the Plan has been submitted to the District Council prior to your chance to vote (the referendum)". Details of the full plan can be found on the village website <http://www.malboroughvillage.org.uk/>, with hard copies in the Post Office, the Village Hall, in reception at Follaton House SHDC and by request to a Parish Councillor.

You are advised to - and asked to - study the Plan and then comment should you so wish to. Comments can be made via the comments page for Neighbourhood Planning on the village website, by hard copy to any Councillor or by using the collection box at the Post Office. Comments can also be made by email to: malboroughparishcouncil@btinternet.com. There are also 2 drop in sessions on October 18th (16.00-20.00hrs) and November 17th (16.00 - 19.00 hours) at the Annexe when Parish Councillors and members of the Neighbourhood Planning Forum will be there to discuss this draft Plan with you. Comments need to be made and received by Saturday 19th November. Thank you.

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Page No. (if applicable)	Comments
POSTLEMORE DOWNS PHASE 1 SITE	If they are to develop 5 acres, the green areas required in that area should be within these 5 acres and not as it seems including Malborough Park playground.
Post Down Phase 1 Site	Parking must be 2 cars per unit and commercial car park to be sited for work vehicles so as not to get overspill like Colmar Close residents parking on Collaton Rd
	Thought needed re residents parking blocks in Collaton Rd as part of the traffic speed management as road signs obviously not working
	A lot of people in favour of Withymore Farm site as only 12 less than the Postlemore Down site. Should not be disregarded.
	If parking were to be sorted out in the village it would not be a problem to access Great Park & Withymore Site

If these houses are ~~to~~ developed, would the mural in the monkey house have to be re-painted as the people are looking at green fields and there won't be any if houses are built!!

MNP PRE-SUBMISSION CONSULTATION COMMENT SHEET

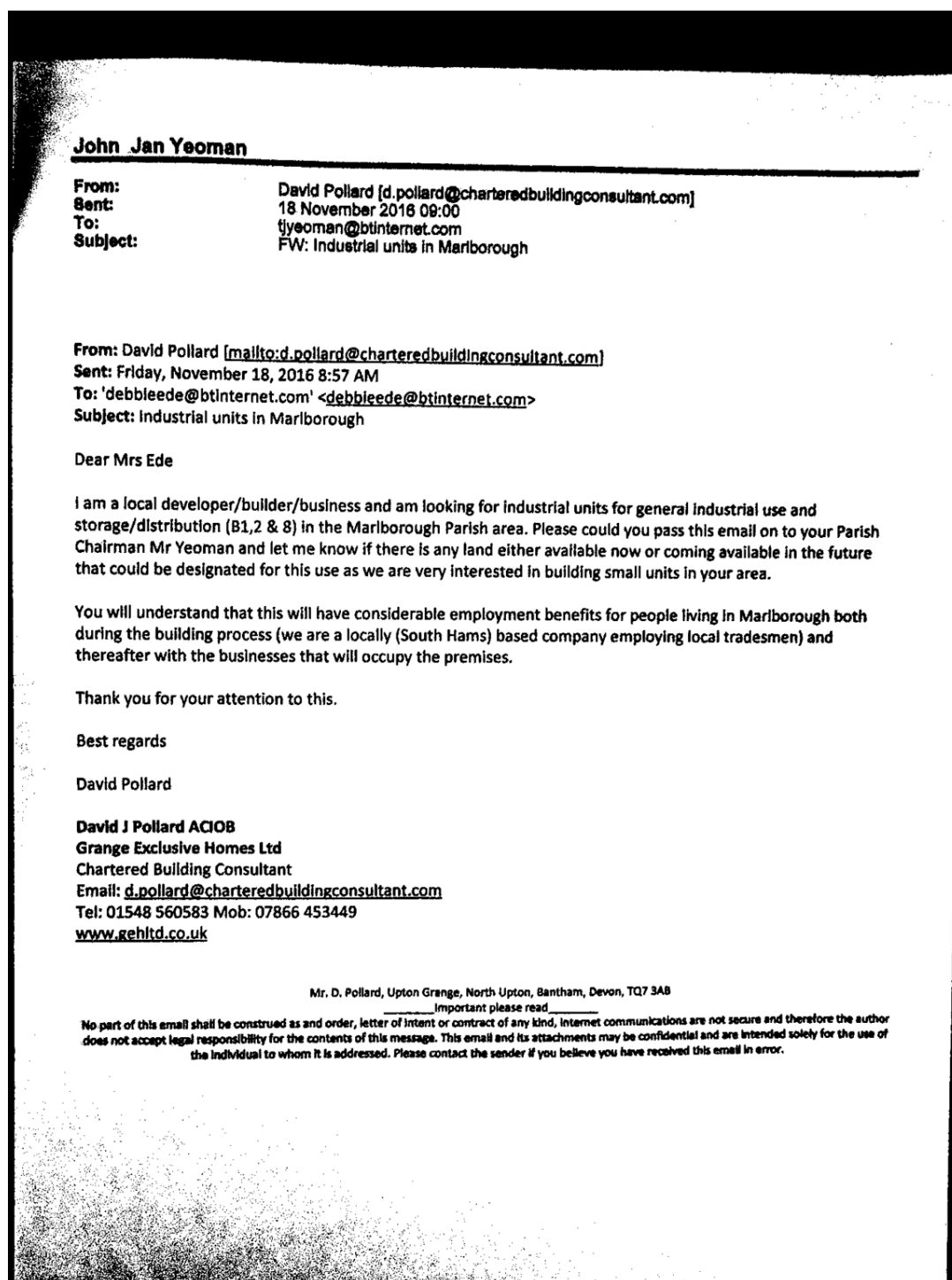
No. 8

PTO

Dont agree to pedestrian access through to malborough Park as we already have people parking here who do not live in malborough park and fear this would escalate if there is an access through. Also we on malb. Park pay for our spaces and this is included on our deeds to the houses,

cable)	Comments
	<p>Congratulations on a very well presented document</p>
	<p>Let's have the developments we want and not one imposed on us.</p>

David Pollard, Chartered Building Consultant



On Monday, 5 December 2016, 15:11, David Pollard <d.pollard@charteredbuildingconsultant.com> wrote:
Dear Debbie
I didn't receive any response to my enquiry and would be grateful if you could get back to me or pass my query on to the relevant person on the Parish Council.

Thanks
David Pollard

MNP Response:

From: DEBBIE EDE [mailto:debbieede@btinternet.com]

Sent: Monday, December 5, 2016 3:32 PM

To: David Pollard <d.pollard@charteredbuildingconsultant.com>; Jan and John <tjyeoman@btinternet.com>

Subject: Re: Auto-response: Industrial units in Marlborough

Hi David. This has gone to the Chairman of our Parish Council and the Neighbourhood Planning Group. We were assuming it was linked with the latter so were due to consider it as part of the responses to our pre-submission consultation for the Plan - the 6 week period having just closed. Apologies if your inquiry was not linked to this and thus delayed.

We will be back in touch shortly.

Kind regards

Debbie

for Marlborough Parish Council

(Mrs) Debbie Ede BSc(Hons), CPFA

debbieede@btinternet.com / 01548 560963(H)

On Tuesday, 6 December 2016, 9:09, David Pollard <d.pollard@charteredbuildingconsultant.com> wrote:
Hi Debbie

Thanks for your response - please keep me updated as this progresses within your Parish Council meetings and if possible let me know of any land that becomes designated for development in your Parish.

Many thanks

David

MNP Response by email written to David Pollard from John Yeoman, March 2017

Dear Mr Pollard,

The Neighbourhood Plan process is very tortuous and we are working through all the responses to the consultation, which we have to show we have responded to properly, hence the delay in replying to you.

With regard to your query we do not have any industrial sites identified at the moment. When we called for sites for development we were keen to include those for business as well as housing. None were forthcoming and we were advised that if we designated an area which then was not developed for business units, it could be used for housing instead.

One site put forward did include the possibility of business use as part of a housing development. This site was turned down as being too prominent in the AONB and being too far from services for the residential development. The road access was satisfactory from a DCC view point. Whether a commercial development alone would satisfy the landowner, the planners or our local plan would not be known until a specific application was put forward. We are keen to support development that would bring employment to the parish, as we have set out in Policy 37 of our draft Neighbourhood plan, provided it does not jeopardise the other themes of the plan.

MNP Note – Policy 37 referred to is now 36