



## The Story So Far

The Parish Council submitted a Neighbourhood Plan application to the district council in January 2014, and a Steering Group was set up to oversee its development.

An initial public meeting was held on 21st May 2014, and subsequent consultations followed and work began on drafting a Plan that reflected the various views that had been expressed. These varied greatly, and the steering group had the job of using them to put together a range of 55 **Options for Change** to which residents' reactions were sought.

That was in April 2015, and in November a second public consultation was held, at which a complete Draft Plan was displayed, and again reactions were sought and assessed. Early in 2016 preparations for drawing up a final version had begun when outside events intervened.

Our local planning authority, South Hams District Council, and neighbouring West Devon Borough Council, decided to join forces as South West Devon in order to achieve significant cost savings, to meet government targets. That led to a major reorganisation and many changes in staff and departmental structures. One of the consequences of that merger was a decision to produce a Joint Local Plan for the whole region, which impeded progress for the many parishes in the area who are working on neighbourhood plans at community level.

In addition new guidelines were issued on how neighbourhood plans should be structured and presented, and that caused further delay.

Then the new South West Devon body agreed to join forces with Plymouth City Council to produce an even bigger joint Plan, and that accentuated the delays.

One very positive outcome of all this has been that Plymouth will provide the great majority of the new housing that will be needed in the years to come, and this has reduced the demands being made elsewhere, especially on smaller communities like our own.

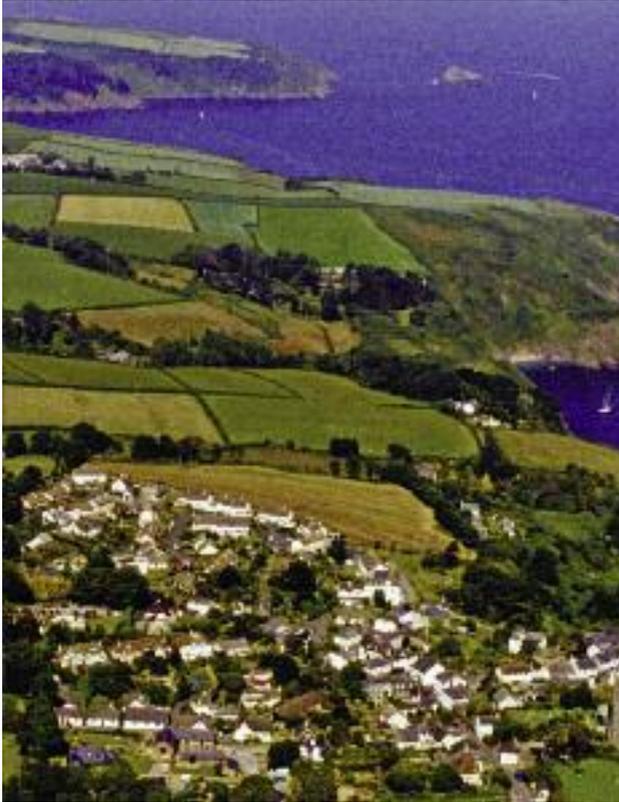
As a result our Steering Group went back to the drawing board and has been preparing a new draft Plan that is much less influenced by outside forces and more geared to our local needs.



The logo for Stoke Fleming Neighbourhood Plan features a stylized green and blue wave graphic to the left of the text. The text 'Stoke Fleming' is in a bold, green, sans-serif font, and 'Neighbourhood Plan' is in a slightly smaller, green, sans-serif font below it.

# Stoke Fleming Neighbourhood Plan

**Final Draft - Public Consultation - Summary**



## **Public Meeting**

**Village Hall, 3-8 pm Monday, 10th April 2017**

An opportunity to view, comment and ask questions on the  
"Pre-Submission" version of the Neighbourhood Plan

**Afternoon: Tea and cakes**

**Later: A glass of wine**

# Introduction

## ***The Stoke Fleming Neighbourhood Plan is ready - almost.***

Three years after the decision was taken to prepare a neighbourhood development plan that would shape the way our community responds to the challenges and changes of the next two decades, the final draft is being published.

This booklet is a summary of the proposals it contains, and also explains the road that has been travelled to get to this point.

The full Plan will be available to be seen on the parish website from Monday 10th April at [www.stokefleming.org/neighbourhoodplan/finaldraft](http://www.stokefleming.org/neighbourhoodplan/finaldraft) . It can also be seen at the Library, at the Post Office or on request from the parish clerk ([clerk@stokefleming.org](mailto:clerk@stokefleming.org)).

**A public meeting at which the Plan will be on display and there will be an opportunity to comment and ask questions will be held at the Village Hall on Monday 10th April 2017 from 3 - 8 pm.**

## Key Points in the Plan

The Plan will remain in force until 2035, with five-yearly reviews. It covers the whole parish, not just the village. When planning applications are made there would have to be very strong reasons before permission could be given for any application that went against the provisions of the Plan.

Improving connections between different parts of the village is a key objective of the Plan.

New development would not be allowed to impinge on the appearance of the village along the main road. Strategic views throughout the parish would be protected, and new and protected Local Green Spaces created.

### ***Policies and Projects***

The Neighbourhood Plan specifies where new housing can be built, and housing developments cannot take place except on those designated sites.

Exceptions may be made for small-scale infill or self built homes and conversions, but these would still be subject to normal planning procedures and would have to meet guidelines on design and compatibility with their surroundings.

**Two preferred sites have been earmarked for around 30 homes** over the next 20 years.

The first is in School Road opposite the school. No more than 20 houses would be built and the site would include a sizeable open recreation area. The road layout would provide a potential route for a through road to Venn Lane at some time in the future.

The second is in the field that surrounds the Rectory, off Rectory Lane and be for no more than 12 homes. It would provide a pedestrian route from the Bird Walk to School Road.

All new developments would contain a measure of affordable housing.

Design quality would be made a significant consideration.

**Improving connections within the village is a key objective.** At present the two halves of the village are only connected by the narrow and winding main road, which lacks a pavement for much of the stretch between Ravensbourne Lane and Church Road, and by the Bird Walk.

The Plan includes:

**Improvements to the Bird Walk**, making it safer and more pleasant to use. Surrounding trees would be taken out, it would be widened and resurfaced and new fencing erected.

**New pedestrian route to School Road**, from the bottom of the Bird Walk, providing a complete through route from one end of the village to the other.

**A new car park** behind the existing bays opposite the bowling green.

**Two "virtual" pavements** along the A379, from Ravensbourne Lane to Church Road and from Radius 7 to the top of Blackpool Hill.

**New footpath** running alongside the main road from Deer Park towards Swannaton.

**Flood prevention measures** in the village and in rural areas.

**Protection for the Area of Outstanding Natural Beauty, the Undeveloped Coast and trees and woodlands.**

**Wind and solar farms** would not be allowed.

**Support and encouragement for businesses, including tourism-related ones**, and improvements to broadband and mobile facilities sought through the parish council.

**The Steering Group welcomes comment, questions and criticism. Please come to the public meeting on Monday 10th April, 3 - 8 pm and make your views known.**