

Neighbourhood Plan 2016-2035

**Pre-Submission
Draft**

March 2017

Contents

Foreword	1
Mission Statement	2
The Purpose of the Plan	3
The Plan Area	5
Stoke Fleming Parish	6
The Planning Context	9
The Plan Process	12
Executive Summary	14
The Vision	15
Objectives	15
The Policies	16
Housing and Development Policies	16
Roads, Paths and Transport	19
The Environment	20
Business and Employment	22
Community Projects	23
Action Plan	25
Monitoring and Review	27
Appendices	28-51
A Stoke Flemming Local Letting Plan	28
B Other Sites	30
C Paragraphs 58-60, National Planning Policy Framework	32
D Green and Open Spaces, Sport and Recreation Plan	33
E Organisations in Stoke Fleming - January 2017	36
F Evidence Base	42
G Site Sustainability Assessment	51

Foreword

Neighbourhood Development Plans are a product of the Government's desire to ensure that local communities are closely involved in the decisions that affect them. The Stoke Fleming Neighbourhood Plan has been developed to establish a vision for the parish and to help deliver the local community's aspirations and needs for the period 2016 - 2035. Our Neighbourhood Plan is a statutory document that will be incorporated into the area planning frameworks and must be used by South Hams District Council (SHDC) to determine planning applications. In 2016 it was announced that SHDC has linked with West Devon Borough Council and Plymouth City Council to produce a South West Devon Joint Local Plan (JLP).

Our Plan has been produced using the views of the residents of the parish. The Steering Group has consulted and listened to the community on a wide range of issues that will influence the well-being, sustainability and long-term preservation of our rural community.

Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of residents.

A Neighbourhood Plan has many benefits. The Stoke Fleming Neighbourhood Plan has been developed to:

- protect the area from developments that are inappropriate in scale or badly sited
- ensure that development is sympathetic to, and improves, the look and feel of the village
- give the parish the potential to access funding to make improvements and identify, in an Action Plan, additional actions to improve Stoke Fleming's facilities, services and local environment

The Steering Group received more than 160 suggestions from residents to its initial round of consultation in May 2014. More than 260 people took part in the major consultation, Choices for Change, which followed later. Each comment was reviewed by the Steering Group and those views, together with views expressed in later rounds of consultation, shaped the policies contained in the Plan.

An electronic copy of this draft Plan can be found at www.stokefleming.org.

The Parish Council would like to thank the members of the Steering Group and pay tribute to their work. The Council is also grateful for the help and the engagement of many others in the parish without which it would not have been possible to produce this Neighbourhood Plan.

Katie Franks,
Chairman

Mission Statement

The parish of Stoke Fleming is a rural one, centred on a coastal village of the same name, and largely lying within an Area of Outstanding Natural Beauty.

The intention of the Neighbourhood Plan is to preserve the best of what currently exists within the Plan Area and build upon that in order to ensure that the legacy of the Neighbourhood Plan is a sustainable parish and thriving community, enhanced for the benefit of future generations.

The prime objective is that it should make a positive difference to the lives of local residents.



The Purpose of the Plan

The Localism Act of 2011, which came into force in April 2012, introduced new rights and powers to allow local communities to shape development through a Neighbourhood Development Plan able to establish planning policies for the use of land within the designated Plan Area, and the future development and growth of the Area.

Neighbourhood plans relate to the use and development of land and associated social, economic and environmental issues. They may deal with a wide range of issues like housing, employment, heritage, roads, transport, infrastructure and the environment, or they may focus on one or two issues that are of particular importance in an area.

The Stoke Fleming Neighbourhood Plan, once subjected to expert examination to check that it complies with UK and EU legislation, and approved by a local referendum, will form part of the wider South West Devon Joint Local Plan referred to in the Foreword. This statutory status gives the Stoke Fleming plan considerable weight and there would have to be very good reasons for going against its provisions when planning applications are considered.

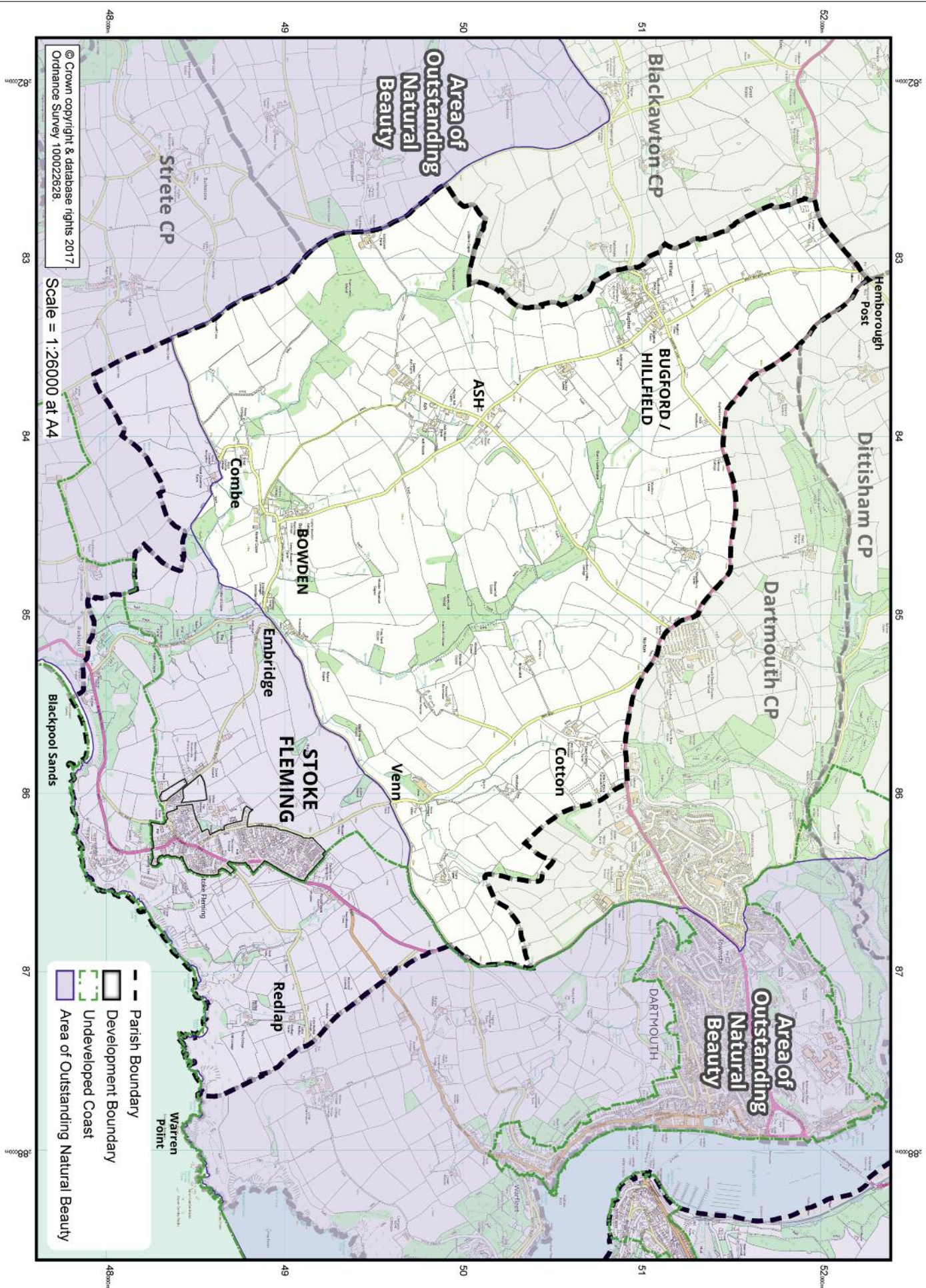
The Plan is a blend of what we wish to see happen over the next 20 years, and what we want to guard against. The objectives are to conserve the best of what we already have, enhance it wherever possible, allow the community to thrive and flourish and ensure it remains sustainable for future generations.

The purpose of this Neighbourhood Plan is to:

- set out a framework to guide residents, local authorities and developers on how the community wishes to manage and control future development in the parish over the next 20 years, along with its facilities, infrastructure, services and environment.
- record the historical and existing status and nature of the community and its environment.
- establish an Action Plan that provides the community with a prioritised plan to improve facilities, infrastructure, services and environment on a voluntary and assisted basis.

The Neighbourhood Plan therefore:

- identifies the main community issues and objectives for Stoke Fleming parish as a whole.
- makes proposals for the development and use of land and allocates land for specific purposes.
- sets out the community's policies for the management of development.
- provides an Action Plan that schedules a series of desired projects arising from the residents' vision for sustainable growth in their Area.
- documents the mechanisms for monitoring and the timescales for delivering the Plan and its proposals.



The Plan Area

The Neighbourhood Plan Area corresponds to the boundaries of the civil parish of Stoke Fleming.

The parish is 4.1 kilometres from North to South and 4.3 kilometres from East to West at its widest point. It is some 1,280 hectares (3,200 acres) in area. Its southern boundary lies along the shores of Start Bay from Warren Point to Blackpool Sands. The northern flank is the boundary with Dartmouth along the A3122, and the western one the boundaries with Strete and Blackawton parishes. To the east and south it follows the line of the A379 south from Dartmouth, then to the sea at Warren Cove and along the coast as far as Blackpool Sands.

The topography is dominated by the catchment area of the Blackpool River, which reaches the sea at Blackpool Sands after flowing down the steeply wooded Blackpool Valley. The western arm of the river rises at Wadstray on the northwest boundary and flows south and east to join the other arm partway down Blackpool Valley. The eastern arm rises close to the first but flows southeast and then due south to Blackpool Valley.

The resultant river valleys are steep-sided. Although there are level areas of higher ground the topography places severe constraints on development.

The area is largely agricultural. Beef, dairy and sheep farming predominate, with some arable production - much of it for animal fodder - on the flatter upland areas.

The village of Stoke Fleming lies along the A379 coastal road on high ground. Parts of it overlook Start Bay. The bay is 15 kilometres in length, running from the entrance to the River Dart in the north to the prominent headland of Start Point in the south.

The lower River Dart is a deepwater harbour, with the town of Dartmouth on its west bank and the village of Kingswear on the east side. It is navigable for nine miles to the market town of Totnes. The character of Dartmouth, the attractions offered by the river and the beaches along Start Bay make the area attractive to tourists.

All of the village of Stoke Fleming and the southern part of the larger parish lie within the South Devon Area of Outstanding Natural Beauty (AONB). The central part of the village is a Conservation Area.



Dartmouth is the nearest town, between two and three miles from the village. In the other direction the coast road runs down to Blackpool Sands before climbing again to the neighbouring village of Strete, after which it descends to sea level again at Slapton Sands and Slapton Ley, the latter a freshwater lake and National Nature Reserve, separated from the sea by a shingle beach along which the road runs to Torcross at its southern end.

From there the road turns inland and passes through a series of villages to Kingsbridge, a market town at the head of the Salcombe Estuary. Both Totnes and Kingsbridge are 12 miles from Stoke Fleming by road, and the triangle Dartmouth - Totnes - Salcombe Estuary forms the wider area in which the parish is placed.

Apart from the two A-class roads and the secondary B-class road that runs along the western boundary with Strete, there are a number of lanes that serve as important routes within the parish.

In addition the South West Coast Path runs through the parish from Warren Point to Blackpool Sands.

Stoke Fleming Parish

The first records of Stoke Fleming appear in the Domesday Book of 1086 under its Saxon name of Stoc. At the time of the Norman Conquest in 1066 it was held by Ansger, but later passed to Walter of Douai as a spoil of war. In 1192 the manor passed to Richard the Fleming, from whom the village gained its present name.

In 1404 a French force attempted the invasion and destruction of Dartmouth, then the second most important port in the country. Local forces including many women, intercepted the French as they marched along the coast towards the town, and in the Battle of Blackpool Sands defeated the raiders, taking a number of prisoners and killing the French commander, William du Chastel.

The population (2011 census) is 1,019, of which 861 lived in the village of Stoke Fleming and 158 in the surrounding rural areas. At the time of the census there were 577 households. That compares with a population of 673 in 211 households sixty years earlier in 1951, an increase of 50% in population and almost 175% in households, with the number of people per household having declined from 3.2 to 1.75.

The older part of the village lies close to the main road, and around the church and the Green Dragon public house. Over the past sixty years extensive development has taken place between the A379 and Venn Lane to the west, to the east of the A379 at Bidders and more recently along School Road to the west of the church.

In addition to St Peter's parish church and the public house there is a village shop and post office, a restaurant, Village Hall and Youth Club Hall. There is an extensive playing field, between the Village Hall and Venn Lane, a bowling green, cricket ground and allotments. There is a garden centre on the edge of the parish at Wadstray.

The natural beauty of the area, the beaches along Start Bay, the South West Coast Path, the activities available on the River Dart and at sea, together with varied attractions offered by the neighbouring towns make tourism a major economic factor. The population can more than double during the summer months.

There is one hotel in the village, two guest houses and a number of bed and breakfast establishments, with a wide number of self-catering cottages, caravan and camping sites and a holiday park. The premier beach in the area is Blackpool Sands, a Blue Flag beach that is consistently voted one of the best in Britain. It has excellent facilities and lies a minute's drive or a few minutes' walk from the village. It has an excellent beach café and shop.

The village is in two halves, with much of the newer development having taken place north and west of the Village Hall and playing field and the core of the older settlement being to the south, close to the church and pub.

The A379 runs a narrow and winding course through the village, causing traffic congestion and due to a lack of pavements making pedestrian passage difficult and even hazardous. The only other link between the two halves in the Bird Walk, a pedestrian path that is part of the South West Coast Path. It is narrow, gloomy, poorly surfaced and many people are unwilling to use it, particularly at night and in winter.



Congestion in the heart of the village

There are three main centres of rural population, at Bugford/Hillfield in the northwest, Ash in the centre of the western part and Bowden/Embridge close to the northern entrance to Blackpool Valley. There are smaller concentrations at Venn, Cotton, Redlap and Combe.

The parish has a thriving range of around 40 organisations, clubs, societies and interest groups, including the Horticultural and Sports Society, the Operatic and Dramatic Society, Craft Club, Bowling Club, Cricket Club, Petanque, Art Class, Culture Club, Medau, Pilates, Singing, Archery, Table Tennis, Football, Mothers' Union, Probus Club, Wednesday Ladies and the Friends of St Peter's. A full list of these, with details of membership and activities, is included as an appendix to the Open Space, Sport and Recreation Plan.



The Green Dragon

There has been a building on the **Green Dragon** site since the 12th century. Unlike most pubs opposite churches, it has never been owned by the Church but by the Lords of the Manor who leased it out to innkeepers. The pub is very traditional with a stone floor, a splendid fireplace, wooden beams, a tunnel somewhere underneath the floor which went down to the nearby beach and, some say, a ghost. Rumour has it there was once an old "cuddy" on the premises which was made use of by H.M King George VI when he was Duke of York, and also the late King George V. But time and history have left the old building unscathed by drama or scandal and it is very much the heart of the community.

St. Peter's Church is an edifice of stone, in the Early English style, with a lofty crenellated western tower containing a clock and eight bells. The origin of the church is probably pre-Conquest but the current building was erected on the present site in c.1270, then remodelled and enlarged in the early 1400 century, altered in 15th century and restored again in 1871-2 by J.P. St. Aubyn.

Stoke Fleming Community Primary School dates back to 1843. It has 150 pupils with a staff of 26. The school



St Peter's Church

now has Academy status and is linked with Blackawton, Kingswear and East Allington schools, collectively called "Our School Federation." This multi-Academy Trust links the primary schools to both Dartmouth Academy and Kingsbridge Community College where they share resources and training.

The school originally had premises in Sunnyside, Chapel Lane and at times in Britannia Cottage. It moved to its present site in 1875. Over the years a School Board was appointed, calico was donated for a sewing class, a school Attendance Officer 'drilled' the boys once a week, boots were promised to any boy attending 400 times during the year (maximum possible 446) and in 1917 a school allotment was started where 2,372 pounds of potatoes were grown for the war effort. In 1891 the school had 142 pupils; today it has slightly more than that number.

Stoke Fleming Magazine was originally started in 1871 as a 'Church' Magazine, but at some point thereafter it lapsed! More than 100 years later in 1990 it was re-started as a purely secular magazine of eight pages, run off in the vestry of Blackawton Church, hand-collated and stapled together. Now, thanks to computer technology, it comes out as a publication of up to 36 pages, including photographs, produced by a dedicated team of three.

Approximately 560 copies are distributed every month by a small group of volunteers.

It is funded by advertisements, grants from local organisations and annual voluntary contributions from parishioners. An independent publication, it has just reached its quarter century in its present form. Twice in recent years the Magazine has been entered for the National Parish Magazine Awards and each time has come in the top 10%, an achievement of which the team are justly proud.

In 2002 a new **Village Hall** was erected replacing a 1920s corrugated iron building. The Parish Council initiated the project to look at the possibility of constructing this new hall on the playing field owned by the Parish Council. A committee was set up, with work starting in 2001 and the hall being completed in 2002. At that time Lottery funding was available for new village halls but the village itself raised over £30,000 towards the cost of the new hall, the rest coming from grants.

Today the Hall is one of the key focal points of the village and is used for social functions and events such as badminton, amateur dramatics, table tennis, bowls and various group meetings. It also houses the library.

The **economic activity** of the area is mainly based around tourism and farming. There is a range of small businesses operating in other sectors and a variety of home-based businesses.

Tourist visits typically range from a day to a week, with an increasingly significant number of visitors coming from Europe and even further afield. The season is typical - a concentration of families in the school holidays, and others of all ages throughout the year. Tourism supports a variety of local businesses and provides vibrancy to the area for many months of the year.

Employment opportunities in the parish are relatively limited. About two-thirds of the tourism-related posts are part-time or seasonal. Modern agriculture does not provide much employment. The Primary School is a major employer. The parish adjoins Dartmouth which offers a wider variety of trades and employment opportunities.

About 50 % of the population of the parish is of working age and of those four out of five are employed or self-employed. A significant number commute to work outside the parish. About 20% of the population is of school age or students. (2011 census).

The Planning Context

Neighbourhood Plans are required to be in general conformity with the strategic policies of the Local Plan (Development Plan) of the Local Planning Authority. The primary Local Planning Authority (LPA) within which the Stoke Fleming Neighbourhood Plan Area is located is South Hams District Council, which currently relies on:

- **The National Planning Policy Framework (NPPF)**
- **South Hams Local Development Core Strategy**, especially policies CS1 (Location of Development) CS7 (Design), CS9 (Landscape and Historical Environment)
- **South Hams Development Policy Document**, especially policies DP1 (High Quality Design, DP2 (Landscape Character, DP3 (Residential Amenity), DP6 (Historic Environment), DP7 (Transport Access and Parking), DP8 (Open Space, Sport and Recreation), DP15 (Development in the Countryside)

As previously mentioned, in 2016 SHDC joined forces with West Devon Borough Council and Plymouth City Council to produce a Joint Local Plan for Plymouth and South West Devon.

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

“Once a Neighbourhood Plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict.” Para. 185 NPPF 2012



Looking north towards the Mewstone



Riversbridge - a listed building



Bowden from Embridge Hill



The bowling green



Christmas Trees Festival



The Post Office



The narrow main street



The Old House - a listed building



Start Bay, looking south from the village



Blackpool Sands



Start Point from Mill Lane



Winter, from above Overseas



The village from the road



Thorn

The Plan Process

Stoke Fleming Parish Council decided to implement a Neighbourhood Plan, covering the whole of the parish area, in October 2013. Terms of Reference were submitted to South Hams District Council in January 2014 and the six week consultation period began in April.

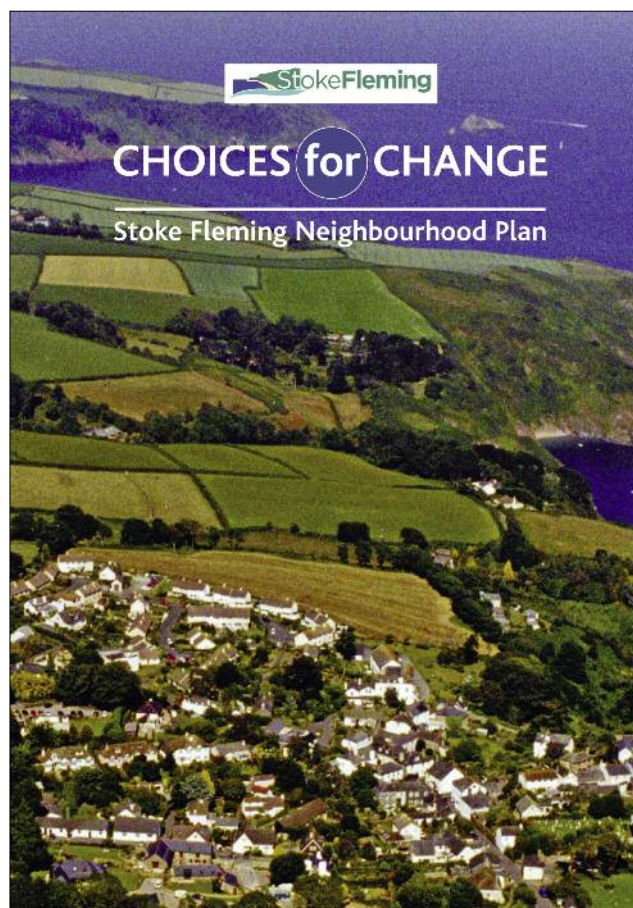


The intention to produce a Neighbourhood Plan was communicated to residents through door-to-door delivery of a newsletter in April and a public meeting was held in the Village Hall on 21st May. As part of that consultation residents were asked for the views and suggestions on what they would, and would not, like to see change over the next two decades.

That was followed by two "Village Check" days, when small groups criss-crossed the village by varying routes, discussing and noting various positive and negative features.

The Terms of Reference allowed for a Steering Group comprised of the nine parish councillors plus six other residents, and nominations were invited in response to the initial newsletter, and at the public meeting. The first Steering Group meeting was held on 11th July, four working parties were formed and additional members were recruited to those.

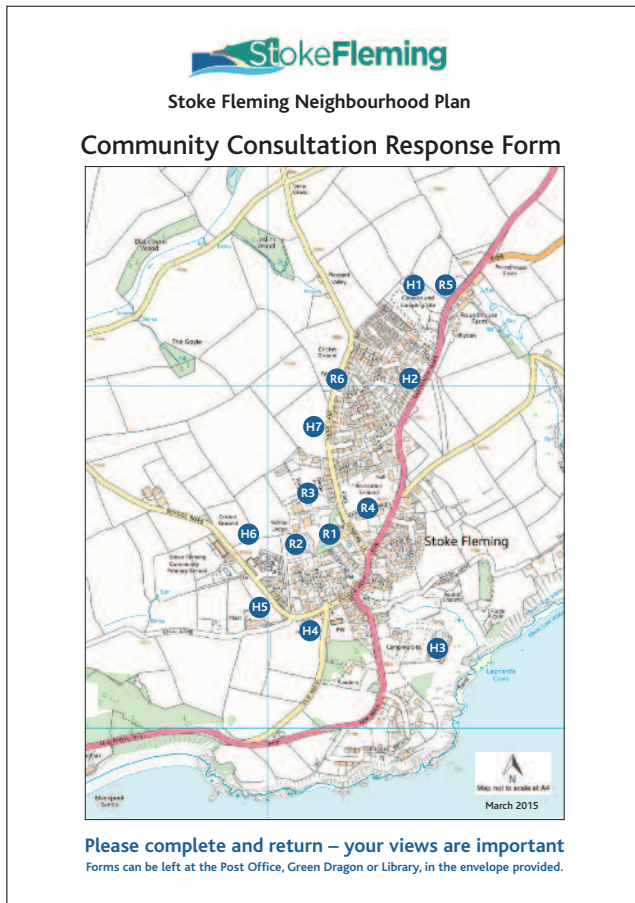
Residents were kept advised of progress through monthly reports in the Stoke Fleming parish magazine, by e-newsletter and online through a completely redesigned parish website. The website also served as an information centre for residents and visitors to the area.



In April 2015 a major consultation exercise was initiated and a 12-page full colour booklet entitled Choices for Change was distributed to every household in the parish. It set out a range of 55 issues identified by individual residents as being of importance and asked for feedback from the whole population. Included with the booklet was a response form and household survey, enabling the Evidence Base working party to collect up-to-date demographic information. Responses were collected door-to-door or could be delivered to the village shop, library or pub. The response rate was 45%.

Those responses drove the content of the next stage.

In August the Steering Group adopted a set of general policies; guidelines to direct the shape of the planning aspects of the work. Also adopted were a set of interim specific policies covering 40 of the 55 issues covered during the consultation.



In September a number of sites considered potentially suitable for housing development were assessed using the site assessment system currently used by South Hams District Council. All were confirmed as being suitable, with sites that had previously been developed being preferred to greenfield sites. At the same time policies relating to Roads and Transport, Open Spaces, the Environment and Community issues were adopted.

A further public consultation took place on 23rd November 2015 in the Village Hall, at which an initial draft of the Plan, including outline proposals, was displayed. The community's reaction to that was reviewed in the early part of 2016 and work progressed towards a revised and more substantive draft.

During the course of the summer months South Hams District Council joined forces with West Devon Borough Council, the two pooling their resources in order to achieve substantial cost savings. This led to a Joint South West Devon Local Plan being announced, and to various changes in personnel and organisational structures, which impacted on the work of neighbourhood planning groups across the region.

New advice was issued on how neighbourhood planning policies should be framed, and this caused the draft Stoke Fleming Plan to be revised again.

Finally, the combined South West Devon district planning authority entered into an agreement with Plymouth City Council to produce an even larger Plymouth and South West Devon Local Plan. One of the consequences of that was that Plymouth and its immediate environs were earmarked as the intended location for the greater part of the new housing to be built over the next fifteen years, with a consequent reduction in the number of houses likely to be required to be provided in other areas, particularly in parishes such as Stoke Fleming. The Steering Group therefore carried out another major review, reducing the scale and scope of its previous plans.

Those factors led to the production of this version, which is the Stoke Fleming Pre-Submission Draft Neighbourhood Development Plan.

The Draft Plan now enters a six-week pre-submission consultation period during which the views of the community and of a number of statutory bodies will be sought. After any final amendments the Plan will be submitted by the Parish Council to South Hams District Council for review by a Public Examiner, whose job is to ensure that it complies with all legal requirements and ensure that it is sufficiently clear and precise to be used by Planning Officers as a guide when considering planning applications.

Once that final hurdle has been passed SHDC will arrange for a referendum to be carried out, in which all electors in the parish will be entitled to vote. If it is passed by a simple majority it will come into force and carry statutory weight, enabling the community to shape development within the parish for the next 20 years.

Executive Summary

The Stoke Fleming Neighbourhood Plan gives the community a strong voice in shaping the development of the parish over the next two decades. It reflects the wishes of the people of the parish as expressed through extensive and inclusive consultation and confirmed by referendum.

It will have statutory weight as part of the proposed South West Devon Joint Local Plan and its planning policies must be taken into account when planning applications are considered.

The Plan also sets out a range of policies and community projects relating to roads and transport, open spaces, the environment, community issues, business and the local economy. In some cases funding that comes from the development of new housing will meet all of the cost of delivering these; in others funding from other sources, or community initiatives, will be required.

The community identified the issues that it wished to see addressed. The Steering Group charged with development of the Plan had the task of resolving conflicting views, separating the practical from the impractical, identifying priorities and forming an overall framework that would not only result in a series of individual policies but link some of them together in a way that would enhance the parish as well as conserve the best of it for the benefit of this and future generations.

Stoke Fleming has undergone considerable change in recent decades, yet has managed to absorb that change and still retain its original character. The number of households more than doubled between 1961 and 2011. At the present time large-scale development in the northern part of the parish, to meet the needs of Dartmouth, will add a further fifth to the number of households.

The clearly expressed wish of the local population is for development in the village and its environs over the next 20 years to be limited in scale and at a gradual pace, and the Plan reflects this. No more than 30 new homes will be built.

In order to improve communication and connectivity between the different parts of the village, and to deal with growth in pedestrian and vehicular traffic, the Neighbourhood Plan envisages a careful programme of new and improved roads and footpaths.

To enhance appearances and provide for relaxation and recreation new open spaces will be created. There are measures to protect the natural and built environments, improve community assets and support enterprise that will assist the local economy and provide employment opportunities.

Bringing all of that to fruition and delivering the vision enshrined in the Plan depends on a number of things - the actions of the parish council, support from South Hams District Council and Devon County Council, cooperation from landowners and other stakeholders, and the efforts and commitment shown by the people of the parish.

The Vision

The core aim of the Neighbourhood Plan is to maintain and enhance the character and vitality of the village and the surrounding rural areas of the parish, respect and protect its natural environment, maintain and develop new community facilities, services and infrastructure, support existing and new employment and business opportunities and allow for sustainable development to meet local needs and allow for natural growth.

Objectives

The intention of the Neighbourhood Plan is to create and be able to live in a community where:-

- the landscape and natural setting of the area is maintained and enhanced. The village is known for its trees, and the distinctive atmosphere they create should be maintained by replanting where they are reaching the end of their lives. Similarly, the woods and copses of the distinctive South Hams landscape should be retained throughout the rural areas of the parish.
- the heritage of the community, consisting of history, architecture, footpaths and other features, is valued. The built environment sits well in the landscape and is sympathetic to local vernacular architecture. Heritage buildings will be conserved and where desirable enhanced.
- people are able to move about freely, safely and pleasantly. This applies particularly in the village which is currently in two parts connected only by a narrow, winding and busy main road bounded by high stone walls and with no footpath and a dark, poorly-surfaced and poorly-maintained footpath. At present children going to the community primary school on foot have to navigate one or more stretches of road with no pavement.
- organic development meets the needs of the community, allowing future generations to live here and maintaining the viability of local businesses, but without large developments that would substantially alter the character of the village and the surrounding rural areas. All development should be of a scale that is in sympathy with the surroundings.
- the community and the environment are enhanced in a sustainable way by the economical use of resources so that future generations are not left a legacy of pollution, or financial or environmental debt. Wherever reasonable and practicable, to move towards zero carbon energy and water footprints.
- services are maintained and developed for the benefit of parishioners. There are many facilities in the village and these should be encouraged, maintained and extended. Residents look towards Dartmouth for most needs that cannot be met in the village (supermarkets, doctor and veterinary surgeries, cinema and concert venue, etc.) and to Exeter and Plymouth for more extensive provision. Public transport to these centres is vital to the community. Broadband is increasingly important both for individuals and for the development of businesses, as is good mobile phone coverage, which will become even more important as 4G and 5G become the norm.
- parishioners of all ages have opportunities to expand and develop themselves. This includes facilities such as the Village Hall and the Playing Field which provide spaces for people to get together, allowing interest groups to develop, together with opportunities for individuals to contribute to the life of the community. This is particularly important for young people.

The Policies

The Vision and Objectives of the Neighbourhood Plan have been derived through the consultation process then developed and refined by the Steering Group. The guiding principles of the Plan and the formal policies supporting them are set out in this section. There are also three overarching themes that apply to all the objectives and policies of the Plan. These are:

Sustainability, reflecting the policy of sustainable development set out in the National Planning Policy Framework (NPPF), which describes sustainability in the following terms:

Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy "Securing the Future" sets out five 'guiding principles' of sustainable development:

- living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;

- promoting good governance;
- using sound science responsibly.

Deliverability, where the necessary availability of the required resources and funding sources can be identified for projects to be delivered within the Plan period.

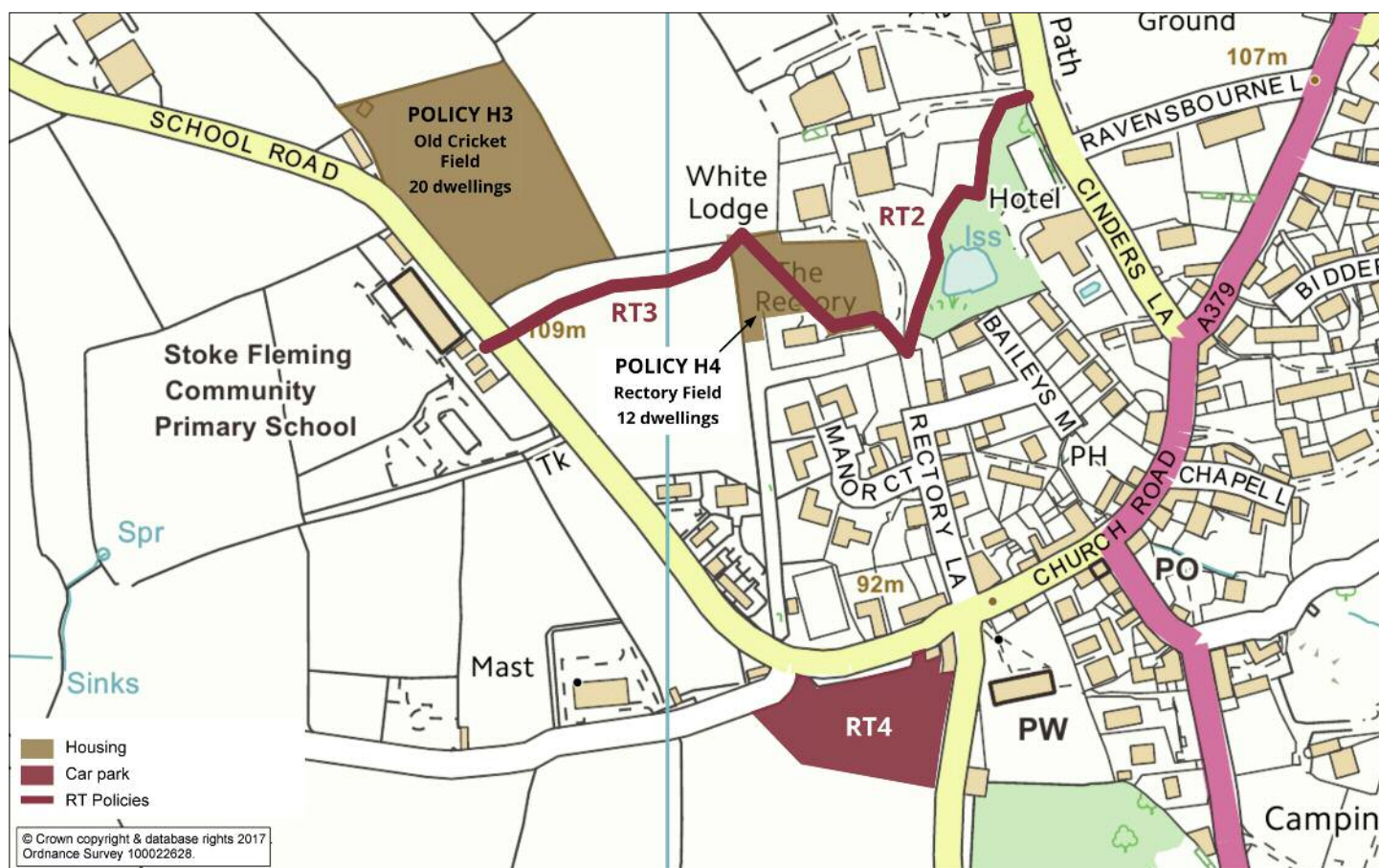
Compatibility with the strategic policies of the Joint Local Plan (JLP) of Plymouth City Council (PCC), South Hams District Council (SHDC) and West Devon Borough Council (WDBC).

Housing and Development Policies

Policy H1 General Objectives

- Preservation of visual character**
- Green and open spaces**
- Provision for 30 new dwellings**

The visual character of the village along the main A379 trunk road will be preserved. Development along the A379 would not be supported unless it can be shown that it would be beneficial in visual terms and that design and construction have taken full account of the existing built environment. Development to the east of the A379,



Map 3 Development options

outside of areas where development has already taken place, will not be supported. Development during the life of the Plan should be confined to sites which do not impact on the appearance of the village along the A379 axis.

The draft Joint Local Plan puts the minimum requirement for housing within Stoke Fleming parish at 10 dwellings. The Stoke Fleming Neighbourhood Plan makes allowance for up to 30 dwellings over 20 years in order to make adequate provision for local need, ensure a supply of affordable housing and allow for natural growth in terms of permanent residents moving from other areas, a trend that has been both continuous and beneficial in terms of maintaining the vigour of community life.

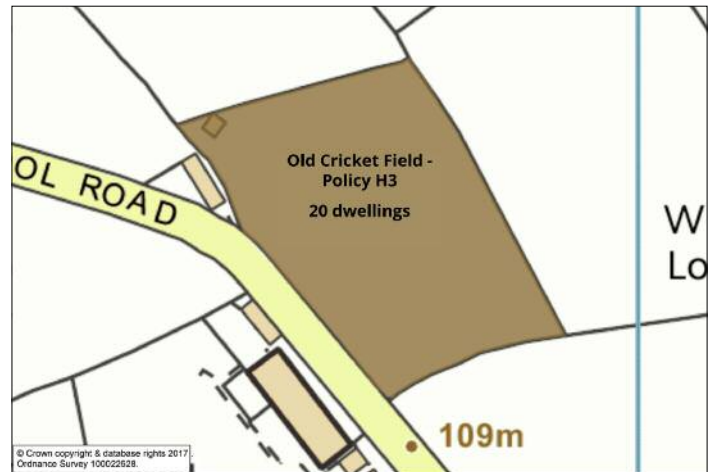
Policy H2 Affordable Housing

Requirement for 35% affordable housing in new developments.

The community has expressed a strong desire for affordable housing to meet the needs of local people, and those with a strong local connection, for whom access to housing within Stoke Fleming through the open market is very difficult. Therefore, all new developments of 10 or more dwellings should contain a minimum of 35% of affordable housing that should be allocated in accordance with the Local Lettings Plan of Stoke Fleming Parish Council, as set out in Appendix A.

Policy H3 Site SH 51 02 08/13 Field 0048, School Road.
20 new homes incorporating substantial new green space equivalent to not less than 50% of the area.

This site is considered suitable for a development of up to 20 dwellings, including affordable housing in accordance with the provisions of Policy H2, provided that the remainder of the land is given over to green space suitable for the recreational needs of all the residents of School Road, and the development is designed in a way that will allow for the possible future creation of a link road between School Road and Venn Lane. Development would be supported because it would be an extension of the development that has already taken place, would concentrate newer affordable housing in the same area, would be convenient for access to the school and other amenities and would benefit from access to the recreation field and Village Hall via the proposed new pedestrian route to Rectory Lane.



Site H3 on School Road

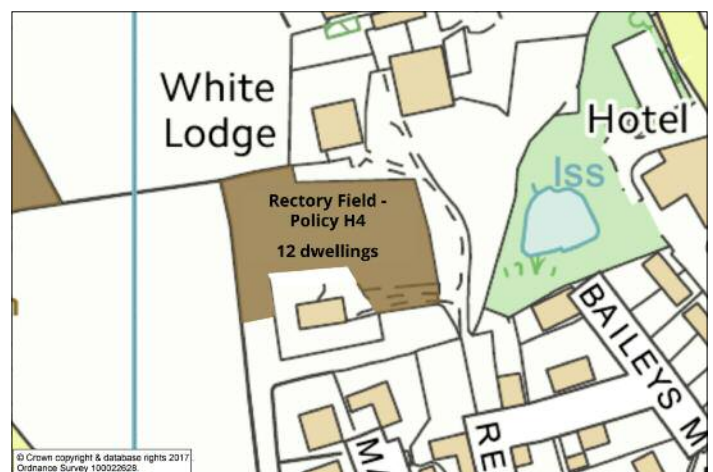
Policy H4 Site (designation TBA) Rectory Field
Up to 12 new homes, with provision for pedestrian access from Rectory Lane to School Road.

This site is considered suitable for a small-scale development of up to 12 dwellings, provided that it enables pedestrian access from Rectory Lane to School Road and that financial provision is made for improvements to the Bird Walk in accordance with the provisions of Policy RT2 that will provide safe and well-planned access from School Road and Church Road to Venn Lane, and from the northern parts of the village to the school, church and other amenities. A degree of new open space should be incorporated into any development.

Policy H5 Other Sites

Sites not preferred for development.

The Joint Local Plan sets out the amount of development in terms of housing required from rural communities such as Stoke Fleming. That requirement can be fully met through development of sites H3 and H4, even if no



Site H4 The Rectory Field

allowance is made for construction begun between 2014 and this Plan coming into force, for "windfall" or infill development, conversion of existing buildings or self-build. Sites H3 and H4 are the community's preferred locations for development, and unless there are special considerations no other sites are considered suitable for development during the initial five-year period of the Plan, though alternatives would be considered if judged to be necessary and if they are in accordance with all the other policies contained within this Neighbourhood Plan and the adopted Plymouth and South West Devon Joint Local Plan.

The reasons why other sites were not considered suitable for inclusion as preferred sites are set out in Appendix B and in Policy H1a.

Policy H6 Design quality

New developments must demonstrate good quality design.

New developments will conform to paragraphs 58-68 of the NPPF, set out in Appendix C.

All new development within Stoke Fleming must demonstrate good quality design. This means responding to and integrating with local surroundings and landscape context as well as the existing built environment. This includes:

- a) achieving high quality design that respects the scale and character of existing and surrounding buildings;
- b) respecting where appropriate, established building set-back and arrangements of front gardens, walls, railings or hedges;
- c) ensuring proposals relate to established plot widths within areas where development is proposed, particularly where they establish a rhythm to the local architecture;
- d) using good quality materials that complement the existing palette of materials used within this parish.
- e) adopting the principles of sustainable drainage so as to minimise flood risk
- f) innovation to achieve low carbon sustainable design.

Good design should provide sufficient external garden and amenity space, refuse and recycling storage and car and bicycle parking to ensure a high quality and well managed environment. Planning permission will not be granted for

developments of poor design that fail to take the opportunities available for improving local character and quality of an area and the way it functions.

Policy H7 Heritage

Heritage assets will be conserved and enhanced.

Development affecting heritage assets within Stoke Fleming parish must pay special regard to the need to conserve and enhance their settings and any special architectural or historic features of significance. The assets concerned are listed as part of the Evidence Base to this Plan.

The integrity and character of the Conservation Area must be taken into account when considering any development.

Policy H8 Infill Development and Self Build

Appropriate infill development and self-build will be supported.

Proposals to develop small infill sites for affordable homes for local people or good quality private residential development will be supported where they have a scale and form which would be complementary to surrounding properties and would not result in the loss of amenity for existing residents.

Small-scale self-build proposals will be supported if in suitable locations and designed to avoid conflict with the existing neighbouring built environment

Policy H9 Adapting to climate change

Energy efficiency will be promoted.

All new development within Stoke Fleming should seek to achieve high standards of sustainable development and, in particular, demonstrate in proposals how design, construction and operation has sought to:

- a) reduce the use of fossil fuels;
- b) promote the efficient use of natural resources, the re-use and recycling of resources, and the production and consumption of renewable energy;
- c) adopt and facilitate the flexible development of low and zero carbon energy through a range of industry accepted technologies:

- d) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings;
- e) adopt best practice in sustainable drainage to minimize flood risk.
- f) link the provision of low and zero carbon energy infrastructure in new developments to existing buildings.

Roads, Paths and Transport

Policy RT1 Improving Connections

Pedestrian movement throughout the village will be improved, and where possible traffic flow eased. Any development coming forward in the Plan Area should demonstrate how it will contribute to this objective.

Improving connections within the parish, and particularly within the village, is a prime objective of the Neighbourhood Plan. The village currently suffers from being virtually divided into two parts, with passage from one part to the other either through a narrow and winding main road with no pavements or down a narrow, dark and poorly-surfaced footpath. At present there is no safe way for children going to the community primary school on foot from the northern part to be able to do so without negotiating at least one area with no pavement.

Policy RT2 Bird Walk

The Bird Walk will be widened, resurfaced, re-fenced and natural light improved.

Improvements to this important pedestrian link between the northern and southern halves of the village are considered to be of major importance, and are a condition of development of Site H4. They should include:

- widening along the central part of the route to match that currently provided at the southern part.
- further tree surgery to enable a permanent improvement to natural light along the route and prevent disturbance to the surface of the footpath by tree roots.
- re-fencing to an agreed standard to create a pleasant prospect and at the same time provide secure boundaries to neighbouring properties.
- re-grading and resurfacing to provide safe and hazard-free passage along its length.



The Bird Walk

The improvements should be the joint responsibility of the stakeholders concerned, including the developer of Site H4, neighbouring landowners, Devon County Council and Stoke Fleming Parish Council.

Policy RT3 Footpath, Rectory Lane to School Road

A new safe pedestrian route to School Road will be created as part of the development of Rectory Field (Site H4).

The creation of a pedestrian link from Rectory Lane to School Road via the Rectory Field has long been considered an important objective and has been agreed in principle between the Parish Council and the Diocese of Exeter, which owns the land. Access to Rectory Field is dependent on agreement with the owners of Farwell House. Creation of the footpath is dependent on agreement between the diocese, the developer of Rectory Field (Site H4) and the owners of Farwell House, and will involve moving the entrance boundary of Farwell House in order to create a public right of way between the Bird Walk, Rectory Lane and Rectory Field. The conditions attached to the development of Site H4 facilitate both the creation of this footpath and the improvements to the Bird Walk.

Policy RT4 Car Park, between Old Road and Mill Lane
A new car park will be located opposite the bowling green, behind the existing parking bays.

Car parking within the heart of the village is very limited in the Church Road/ Rectory Lane/School Road area. This causes problems for residents and visitors alike and impedes access to facilities in the area, including the school, church, post office, pub and bowling green. The creation of a new car park on part of the field behind the parking bays and public toilets between Old Road and Mill Lane will do much to alleviate those problems.

Policy RT5 Traffic calming, Venn Lane
Measures will be introduced to reduce the average speed of vehicles using the parts of Venn Lane within the village.

The part of Venn Lane that lies within the village boundary is a 20 mph zone, though the speed limit is largely ignored, especially by traffic entering from the north. The volume of traffic along the road has increased substantially in recent years as a consequence of satnav devices directing people to coast via Venn Lane rather than on main roads. Volumes are expected to increase when the proposed major development at West Dart goes ahead. Working with Devon County Council, the parish council will seek to identify and implement the most effective means of speed control.

Policy RT6 Verge footpath to Swannaton
A new footpath will complete a pedestrian route from the village to Dartmouth.

The creation of a footpath along the side of the A379 from Deer Park to link with the existing one that runs from the east side of the road to the junction of Swannaton Road and Jawbones would complete a safe pedestrian route from the village to Dartmouth, to the benefit of both residents and visitors to the area. A project to bring this about is being led by the Dart Area Landscape Access Group and the Parish Council is supporting their initiative.

Policy RT7 Street lighting, Church Road
New street lighting will be introduced between Church Road and School Road.

There is no street lighting between New Road and the southern end of School Road, where substantial

development has taken place in recent years, and where the primary school is located. Additional lighting, active within specified hours, will eliminate a small but significant safety hazard.

The Environment

Policy E1 The Area of Outstanding Natural Beauty and the Undeveloped Coast

The natural landscape within the AONB and Undeveloped Coast areas will be protected from unsuitable development.

The integrity of the Area of Outstanding Natural Beauty and the Undeveloped Coast (recognised by South Hams District Council as conforming to the boundaries of the Heritage Coast) will be respected and only development that does not detract from them, and public appreciation of them, will be permitted.

Strategic public views will be protected. These include the views of (see Map 4):

- the village and Start Point from the A 379 north of the village
- Start Bay and Start Point from Blackpool Hill
- the sea from the Ash to Bowden road and the Cotterbury to Strete road
- Blackpool Valley
- the road from Venn Cross to Bowden and from Ash towards Bugford and Dartmoor.
- Bowden from Embridge Hill
- Start Bay from Old Road
- the rural landscape from the road between Bugford and Bowden and between Eastdown Cross and Blackwell Cross on the Strete to Totnes road
- the sea from the A.3122 east of Hemborough Post
- the valley viewed from the A.379 past Thorn and Venn Cross to Embridge
- from Combe Cross looking towards West Combe and Thorn from Combe Cross

The natural beauty of the coast within the parish and views seen from footpaths along that coast, including the South West Coast Path, deserve to be preserved unharmed for future generations.

Policy E2 Green and Open Spaces, Sport and Recreation (OSSR) Plan

A new OSSR policy has been introduced.

The Stoke Fleming OSSR Plan is set out at Appendix D.

Ten sites have been identified as possible designated Local Green Spaces, which as such would be protected from development. These are shown on the map in the section on Stoke Fleming Parish and are:

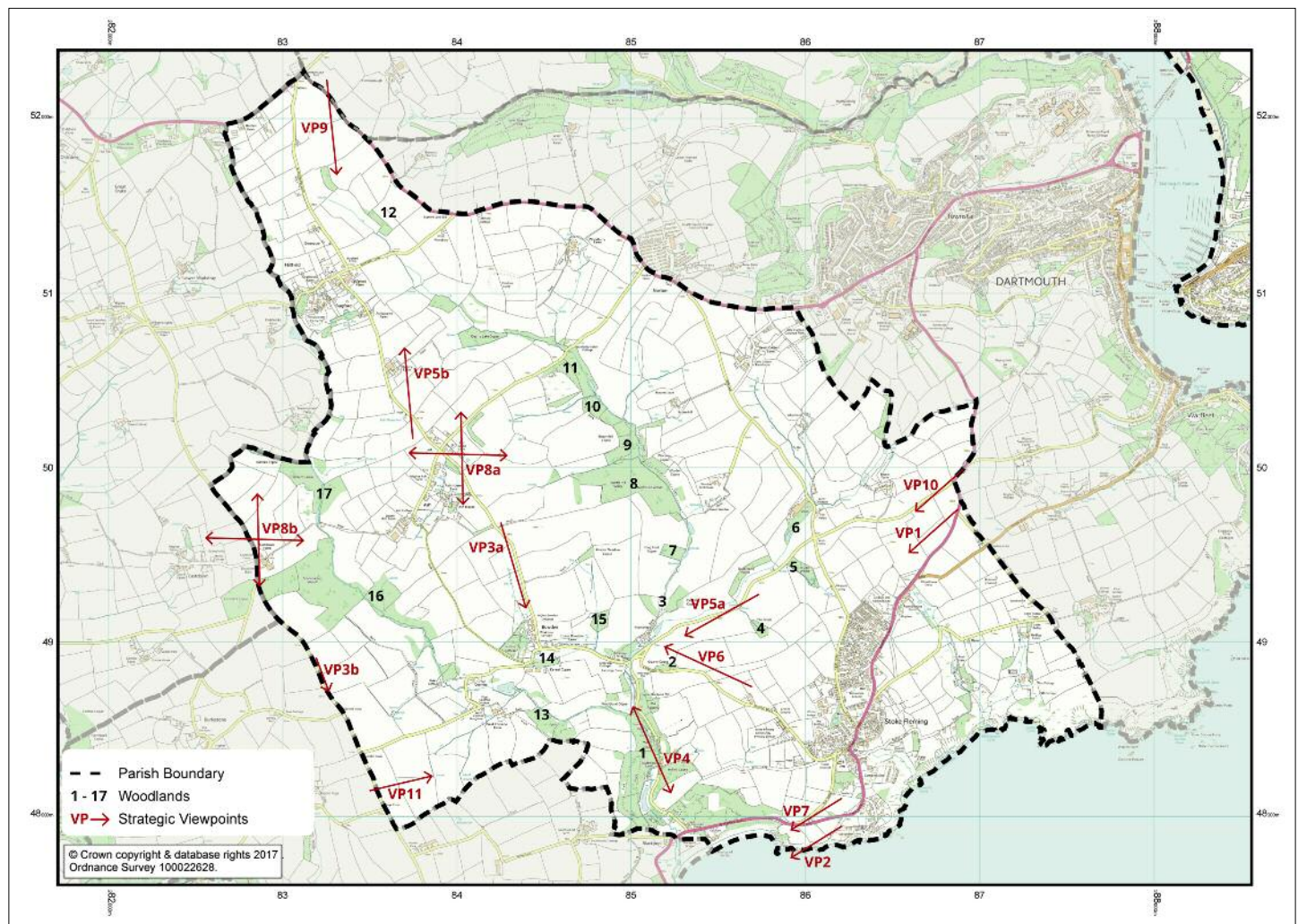
- field to the west of School Road between Mill Lane and the school
- field above Overseas
- wildlife corridor by the new School Road development
- field round the proposed new car park
- the playing field

- the bowling green
- the cricket field
- the allotments
- the school playing field
- part of the site at H3

Policy E3 Trees and Woodlands: Biodiversity

Developments should be consistent with the Stoke Fleming Wildlife and Biodiversity survey 2017 (see Evidence Base).

Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted. Proposals should be designed to retain or where necessary replace ancient trees or trees of arboricultural and amenity value. Proposals should be accompanied by a tree survey that establishes the health



Map 4 Protected woodlands and strategic views

Woodlands

- | | | |
|--------------------|----------------------|------------------------|
| 1 Blackpool Valley | 7 Frog Ford Copse | 13 West Combe Wood |
| 2 Quarry Copse | 8 North Hill Wood | 14 Kennel Copse |
| 3 Ryland Copse | 9 Worden Copse | 15 Hinder Meadow Copse |
| 4 The Goyle | 10 Broomhill Copse | 16 Stancombe Wood |
| 5 Joslin's Wood | 11 Strawberry Valley | 17 Uddern Copse |
| 6 Venn | 12 Quarry Lake Copse | |

and longevity of any affected trees, and should seek to improve the number of trees in the parish.

The broadleaved woodlands and copses in rural areas, identified on Map 4, should be protected.

Trees and woodlands are essential to our community as they absorb carbon dioxide and re-oxygenate the atmosphere, greatly enhance bio-diversity, provide wind breaks and are a source of timber. They are also among the most distinctive features that give our parish its special character.

Early references to the village describe it as being particularly wooded and views over the village from any direction still have trees as the most distinctive features, with the woods at Sanders, round Stoke Lodge and the Rectory and at Windward. There are also interesting specimen trees in the gardens of Bailey's Meadow and the iconic pine trees that frame the view of the church and tower. In the wider parish there are extensive woodlands climbing the sides of Blackpool valley and elsewhere, and many smaller woods and copses as well as distinctive features such as the beeches beside the valley road between Embridge and Venn and on the skyline at Ash.

Whilst Tree Preservation Orders (TPOs) can be useful in protecting individual specimens trees, like all living creatures, have a limited lifespan and if the features described above are to survive into the future a programme of regular maintenance and successional planting is essential.

Ponds, waterways and damp areas also provide greater biodiversity, supporting in particular amphibians and distinctive water-based insects and plants. The parish embraces an extensive network of springs, streams, ponds and rivers.

Damp, shady areas in woodlands and elsewhere provide habitat for ferns and mosses and their associated fauna. The clean air of the South Hams allows lichens to grow on the rocks of the shoreline and inland on walls and trees.

Policy E4 Energy production and Renewable Energy *The generation of energy from small-scale renewable sources is supported in principle.*

The development of small scale renewable energy generation of up to 50 kW where supported by the community will be encouraged. This includes:

- biomass; including the coppicing of local woodland and hedgerows
- hydro-electric power generation from local watercourses
- domestic small scale wind turbines linked to and supplying residences, businesses and farms
- domestic solar power with particular emphasis on utilising roof mounted panels on agricultural buildings

In accordance with current Government policy there should be no new commercial solar or wind turbine farms within the Plan Area, and especially within the Area of Outstanding Natural Beauty and the Undeveloped Coast.

Business and Employment

Policy B1 Local Rural Employment *Conversion of agricultural buildings for employment use is supported.*

Notwithstanding the provisions of permitted development rights this policy supports conversion of agricultural buildings to small scale low impact employment provision in redundant rural buildings if they are in accordance with all other policies contained within this Neighbourhood Plan and the Plymouth and South West Devon Joint Local Plan. Low impact means a) not producing a significant increase in traffic, especially by HGVs, or use which has a detrimental visual effect on the surrounding rural environment.

Activities that are detrimental to the local environment will not be permitted.

Community Projects

ROADS AND TRANSPORT

CP1 Virtual pavement, Ravensbourne Lane to Post Office

A new virtual pavement will run from Ravensbourne Lane to the bottom of Church Road.

The central section of the main A372 route through the village is narrow, winding and largely without any safe place for pedestrians to walk between Ravensbourne Lane and the Post Office. The problem is particularly acute for those who live along that section, especially the elderly and families with young children. At present motorists driving through the village may come upon pedestrians on either side of the road, without warning. As the road is not wide enough for two-way traffic creation of a virtual pavement will not impede vehicular access but by regulating the movement of pedestrians will make the route safer and easier for both those on wheels and those on foot.

CP2 Virtual pavement on New Road, from Radius 7 to Blackpool Hill

A new virtual pavement will run past Leonard's Cove and above Overseas.

As with RT2, the section of the A372 between Radius 7

and Blackpool Hill is largely without provision for pedestrian traffic. The problem is most acute for those living along that stretch, both local residents and visitors staying at the Leonards Cove holiday site. Provision of a virtual pavement will enable pedestrian access to Blackpool Sands, the most important leisure facility in the parish.

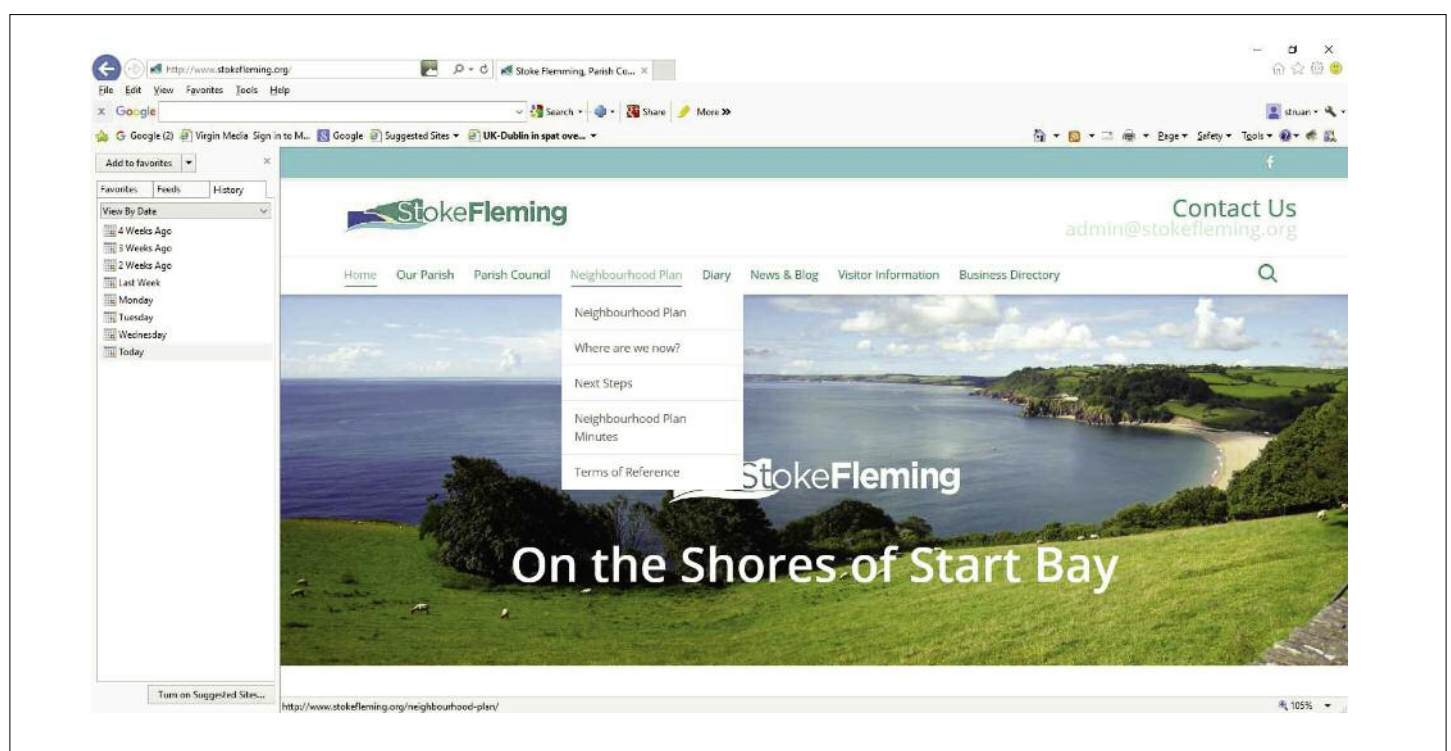
CP3 Flood prevention in rural areas

A mix of permanent improvements and regular maintenance aims to eliminate regular flooding at specific rural sites.

Localised flooding is a regular hazard at various sites in rural areas, and can be overcome by a programme of small works and periodic regular maintenance. The main problem areas are:

- between Venn Cross and Embridge Cross, by Joslin's Wood and below The Goyle
- blackpool Valley, between Blackpool Mill and Mill Lane
- between Embridge Cross and Bowden Cross
- by Bowden House
- by the entrance to Ash House
- within Bugford

The parish council will negotiate improvements with Devon County Council, and where possible will seek funding to enable such work to be carried out at its discretion.



CP4 Improvements to the Southwest Coast Path
Natural England will seek to complete access to the coast through the parish.

Natural England has set itself the task of completing access to the coast along the entire length of the South West section of the England Coast Path by 2020. Its review of the section between Cremyll and Kingswear, including the part that passes through Stoke Fleming parish is due to start in 2017.

BUSINESS AND EMPLOYMENT

CP5 Website

The website will be upgraded to improve its usefulness to residents, businesses and visitors.

At the start of the neighbourhood planning process the parish council commissioned the development of a new parish website, partly as a means of aiding consultation on the development of the Neighbourhood Plan, but also to be a lasting resource for local businesses and members of the community, as well as visitors to the area.

The website contains a local business directory, a register of tourist accommodation and descriptions of tourist destinations within the parish and the surrounding area. The parish Council will work to improve the usefulness of this resource by developing reciprocal links with other websites in the area and publicising the website by other means.

CP6 Tourism development

The natural attractions of the area for visitors will be protected, and the development of tourist-related businesses supported.

The community benefits greatly from tourism. Visitors to the area should enjoy a quality experience. The preservation and improvement of the natural environment and character of the area is an important priority, as will

be retaining and improving the range of facilities and services provided, including public transport, car parking, footpaths and communications infrastructure.

Particular encouragement will be given to tourism enterprises seeking to grow their existing business and develop new markets if they are in accordance with all other policies contained within this Neighbourhood Plan and the Plymouth and South West Devon Joint Local Plan.

CP7 Business support

The parish Council will actively support existing businesses and the creation of new ones.

The retention of existing businesses, support for new enterprise and where possible the attracting of new businesses is important as a means of providing an increase in employment opportunities and to ensure the vitality and social mix in the area.

The parish council will investigate the feasibility of creating a local business forum as means of enabling local businesses to discuss issues of common concern.

The Parish Council will give support to soundly-based planning applications that will assist the growth of the local economy and to initiatives aimed at assisting local businesses to work with community organisations and to increase the use made of their services by the community if they are in accordance with all other policies contained within this Neighbourhood Plan and the Plymouth and South West Devon Joint Local Plan.

INFRASTRUCTURE

CP8 Communications

The introduction of improved facilities will be promoted.

The development of communications infrastructure - high speed broadband and mobile phone signal quality - will be promoted and delivery monitored, especially with the potential expansion of home working in mind.

Action Plan

The Neighbourhood Plan contains a range of planning policies, and in addition various community projects that are not directly linked to planning.

Some measures can be expected to come about without the active intervention of the Parish Council and/or the Neighbourhood Plan group. For example, where a site is designated for housing, with certain conditions attached, it would be normal for a developer to enter into negotiation with a landowner and if agreement was reached submit a planning application to South Hams District Council, which would deal with it, taking into account the provisions of the Neighbourhood Plan in respect of that site.

However, a number of the planning policies and the community projects set out in the Plan could not come to fruition unless other active steps are taken to promote them. The purpose of the Action Plan is to identify the issues involved, consider what action may be required and allocate responsibility for taking that action.

PLANNING POLICIES

Policy H3 Field 0048, School Road.

The policy allows for up to 20 houses to be built on the site, with the remainder of the field being set aside as green space suitable for recreational use. It also specifies that when road layout is considered provision should be made for an eventual link from School Road to Venn Lane; in other words it should not be designed as a cul-de-sac.

A development on this site is likely to form the last piece of development along School Road. Measures will need to be taken to ensure it is a fitting “end stop” for that part of the village, and that the green space which is provided is attractive as well as useful. Consideration will also have to be given to traffic movement and parking associated with the start and finish of the school day. The green space will have to be managed and maintained and its ownership decided upon.

The Parish Council, which is the body responsible for the Neighbourhood Plan and for ensuring that its contents are

taken into account, will have a role to play alongside the local planning authority (South Hams District Council), Devon Highways, the landowner and the developer. S106 funding should play a part.

Policy H4 Rectory Field

The site requires designation by SHDC and assessment as suitable for sustainable development. For development to take place the owners of Farwell House will have to agree to its boundary being moved back to provide a public right of way to the field, and that will require a financial settlement between the Diocese of Exeter, which owns the field, a developer and the owners of Farwell House.

Any development will have to make provision for pedestrian access to School Road through the existing development opposite the school, where access has been allowed for. Development is also conditional on improvements being carried out to the Bird Walk, to include widening along parts of its length, tree surgery, re-fencing and resurfacing. That will require joint agreement between the owners of Farwell House, the Diocese, SHDC, Devon Highways, the developer and the Parish Council (which should seek part of the funding and possibly make a direct contribution to the cost of the project). Again, some S106 funding would be involved.

Policy RT2 Bird Walk

The action required is covered under H4 above.

Policy RT3 Footpath, Rectory Lane to School Road

The action required is covered under H4 above.

Policy RT4 Car Park, between Old Road and Mill Lane

This requires negotiation between the owners of the land, the Parish Council, SHDC (which owns the existing adjacent car parking bays) and possibly Devon Highways. The required agreement may include some provision for infill housing on a suitable part of the site. The possibility of exposure to business rates has to be examined, as does liability for ongoing management and maintenance.

Policy RT5 Traffic calming, Venn Lane

Discussions with Devon Highways are required and possibly traffic studies to determine the scale and nature of the problem before remedial measures can be decided upon. The proposed major development at West Dart is likely to aggravate the problem, but could lead to S106 funding to meet the cost of calming measures.

Policy RT6 Verge footpath towards Swannaton

The Parish Council has offered its support to the Dart Area Landscape Access Group, which has taken the lead on the project, and will actively help facilitate it if called upon to do so.

Policy RT7 Street lighting, Church Road

The proposed additional lighting would cover the presently unlit section between the top of Church Road and the new developments on School Road. The Parish Council will consult with Devon Highways.

Policy E2 Local Green Spaces, and Open Spaces, Sport and Recreation (OSSR) Plan

Ten sites have been identified as suitable for designation as Local Green Spaces. The Parish Council consulted the community and sought comment on these and suggestions on alternative or additional sites.

COMMUNITY PROJECTS

Policies CP1 and CP2 Virtual pavements

The Parish Council is making representations to Devon Highways with a view to seeking exemption from their normal policy, which opposes creating additional virtual pavements on the grounds that they create a false sense of security for pedestrians. The council's case, which is summarised in CP1 and CP2, is being developed and will be presented to Devon Highways.

Policy CP3 Flood prevention in rural areas

The Parish Council has begun discussions with Devon Highways.

Policies CP5, CP6 and CP7 Website, Tourism Development and Business Support

The Parish Council will invest in the further development of the website that was created in 2014. It will investigate the feasibility of bringing about a local business forum.

Monitoring and Review

Stoke Fleming Neighbourhood Plan (the Plan) will continue to align its objectives with the strategic aims and the needs and priorities of the wider local area, as defined in the emerging Plymouth and South West Devon Joint Local Plan.

Whilst the Plan is in general conformity with the evolving strategic policies of the Joint Local Plan, the Council recognises that in the event of the Plan being established in advance of the Joint Local Plan it may be necessary to review this Neighbourhood Plan to satisfy some requirement of the Joint Local Plan.

This Neighbourhood Plan has been developed to plan sustainable growth for a period of up to 20 years. A formal review process in consultation with the community and Local Planning Authority will be undertaken every five years, to ensure the Plan is still current and remains a positive planning tool to deliver sustainable growth.

In circumstances whereby the Parish Council, supported by a simple majority vote of those in attendance at the Parish's Annual General Meeting, deem the Plan to be a constraint on bringing forward sustainable growth, for whatever reason, the Plan shall be reviewed in consultation with the local community.

Stoke Fleming Local Letting Plan

Between Stoke Fleming Parish Council, South Hams District Council, DCH Housing Association and South Western Housing Society.

Contents:

- 1 Purpose of the Local Lettings Plan
- 2 Objectives of the Local Lettings Plan
- 3 Breakdown of Property Types
- 4 Local Lettings Sequential Selection
- 5 Household Size/Child Density
- 6 Future Lettings
- 7 Equal Opportunities
- 8 Review of Decisions
- 9 Complaints Procedure

1 Purpose of the Local Lettings Plan

This local lettings plan has been created in order to allocate the future vacancies of the 57 affordable rented properties owned by DCH and South Western Housing Society in Stoke Fleming. South Hams District Council has worked with Stoke Fleming Parish Council in the preparation of this document.

The contents of this document will be used to prepare the shortlist of nominations for the properties at Stoke Fleming and will assist with the final selection of successful applicants. This document will be reviewed on an annual basis. The next review will take place in June 2017.

2 Objectives of the Local Lettings Plan

The objectives of this Plan are to:

- i) to address the severe shortage of available affordable housing for local residents.
- ii) create and maintain a community, which is sustainable, whilst adhering to Devon Home Choice
- iii) ensure the needs of the local and wider community are reflected within the estates
- iv) attain a mixture of child density and occupancy levels to encourage sustainability

3 Breakdown of Property Types

There are 57 units of affordable rented accommodation.

DCH owns:

- 3 x 2 bedroom houses - Hockey Fields
- 1 x 3 bedroom house - Hockey Fields
- 2 x 1 bedroom flats - Hockey Fields
- 9 x 1 bed bungalows - Bidders Close
- 11 x 2 Bed bungalows - Bidders Close
- 3 x 3 bedroom houses - Bidders Close
- 6 x 2 bed Bungalows - Bidders Walk
- 3 x 2 bedroom bungalows - Baileys Meadow

South Western Housing Society owns:

- 9 x 2 bedroom houses
- 2 x 2 bedroom bungalows
- 5 x 3 bedroom houses
- 3 x 4 bedroom houses

4 Local Lettings Sequential Selection

For the purpose of this lettings plan, the definition of a qualifying local connection will mean applicants will be given additional preference for meeting the following criteria, with (i), being the highest priority and (v), the lowest.

- i) a person who has immediately prior to such nomination had his or her main residence within the parish of Stoke Fleming for 3 out of the last 5 years
- ii) a person who has permanent employment within the parish of Stoke Fleming for the last year with a minimum contract of 16 hours per week which has continued for the 6 months preceding the allocation without a break in employment of more than 3 months, such employment to include voluntary emergency services that benefit the parish of Stoke Fleming
- iii) immediate family have lived in Stoke Fleming themselves for 5 years preceding the allocation. For avoidance of doubt The Local Government Association guidelines define immediate family as parents, siblings and non-dependent children
- iv) any periods of (ordinary) residence of the person in Stoke Fleming

Social housing is typically allocated at full occupancy i.e. a single person is usually eligible for a 1 bedroom home rather than a 2 bedroom home. In order to enable properties in Stoke Fleming to be allocated to local residents, a degree of under occupation WILL be agreed if a suitable fully occupying applicant cannot be found subject to landlord affordability assessments.

Reasonable preference will be given to applicants who meet the above criteria (i -iv) in Bands A - E under Devon Home Choice.

If the Registered Provider is unable to make a nomination in the manner referred to above then it shall apply the above criteria to any one of the surrounding parishes of Strete, Blackawton and Dittisham. If the Registered Provider is still unable to make a nomination then they will refer to the parish of Dartmouth and then the South Hams Local Allocations Policy followed by Devon Home Choice and consider on the basis of housing need.

The final selection of the successful applicants will depend primarily upon their ability to meet the selection criteria as set out in paragraph 5 and secondly their banding level in Devon Home Choice.

5 Household Size/Child Density

As the properties have maximum occupancy levels, it is anticipated that no property will be under occupied by more than one bedroom.

6 Future Lettings

Future vacancies on these estates will be let in accordance with this plan. The success of the plan will be monitored and reviewed by South Hams District Council, Stoke Fleming Parish Council, South Western Housing Society and DCH on an annual basis.

7 Equal Opportunities

The Council is committed to equality of opportunity and anti-discriminatory practise in service provision and seeks to promote social inclusion.

Every effort will be made to ensure that housing applicants are treated fairly and sensitively. Applicants who are eligible to join Devon Home Choice will not be

discriminated against on the grounds of race, colour, ethnic or national origin, disability, religion, age, gender, sexual orientation, marital status or for any other reason. Devon Home Choice complies with the Equalities Act 2010.

The plan will be amended and updated in order to conform to new housing and other relevant legislation and case law and to ensure that they do not operate in a way that discriminates against or disadvantages any particular group.

A 360 Assessment has been carried out on the Council's overarching Local Allocations Policy, which this Local Lettings Plan will sit under, no direct impact was found.

8 Review of Decisions

If a Registered Provider refuses an application, the applicant may ask for the decision to be reviewed. Applicants will be advised of their right to a review of decisions about their housing application when notified of the decision.

The applicant should specify what decision they wish to be reviewed, the reason why they wish it to be reviewed and provide any additional evidence to support their case.

The review should be undertaken by the Registered Provider with an alternative member of staff who was not involved in the original decision. The applicant must be advised in writing of the outcome of the review. If there is likely to be a delay in completing the review, the applicant must be advised of this in writing, with the reasons for the delay and the expected completion date of the review.

Allegations that an applicant has obtained a nomination, allocation or tenancy through false information will be investigated if there is evidence to do so.

9 Complaints Procedure

The Council has a complaints procedure which can be used by any housing applicant, or other customer of Council services, if they feel that they have not been treated satisfactorily. The following is the link to the Council's corporate complaints policy. A hard copy is available upon request. www.southhams.gov.uk/article/1805/Comments-and-Complaints

June 2016

Other Sites

Sites not considered suitable at this time for inclusion as preferred sites were:

Deer Park (Site SH_51_16_16)

Deer Park sits at the northern perimeter of the village. It consists of 45 permanent homes that form Deer Park Village, a caravan park and camping ground with 90 “pitches” and the former Deer Park Inn, due to be replaced with apartments occupying the same footprint. Deer Park Village sits well back from the road, as is the caravan park, and the site of the former Deer Park Inn is the most prominent part when viewed from the road.

There has been long-standing concern that the present entrance to, and more importantly exit from, Deer Park lies on a blind bend on the A379. It was thought that limited development on part of the site might be acceptable if the entrance could at the same time be moved to a safer location just beyond the blind bend. Any development would have to take place at the rear of the site, be well screened to avoid detrimental effect to the strategic view of the village and Start Bay from the A379 near Redlap Road, and avoid any reduction to the number of caravan pitches. With the closure of the caravan park at Cotton on the northern edge of the parish, the Deer Park caravan park's importance as a tourism asset has substantially increased.

Development of the entire Deer Park site would

- far exceed the requirement for new homes during the life of the Neighbourhood Plan.
- detract greatly from the strategic view from the north of the village, and surrounding part of the AONB.
- result in a substantial increase in the volume of traffic using the entrance and exit which even if moved would probably require the introduction of traffic management measures in the form of a roundabout or traffic lights and might be opposed by DCC Highways.

Land at School Road (Site SH_51_12_13)

The site sits between Mill Lane and the Community Primary School, to the west of School Road. It was offered for development and adjudged by SHDC to be subject to limited constraints. It was also considered by the Neighbourhood Plan steering group.

At the present time there has been no development to the west of School Road northwards to the village boundary, apart from the School itself, which therefore forms the western boundary with important aspects across the landscape and seascape of the AONB. Development at the rear of the site would risk interrupting strategic views of the village from the A379 between Strete and Blackpool.

It is important that this side of School Road, which includes a bridleway that runs from Blackpool Valley up Mill Lane and across to Rectory Lane to link up with the coast again via Redlap Lane should remain undeveloped and continue to be rural in character. For that reason development elsewhere on the east side to School Road is preferable.

Land at Glebe Farm (Site SH_51_11_13)

The site lies to the west of Venn Lane on the periphery of the village and is screened from the road by high hedges. Development here would greatly diminish the rural character of this boundary. The flow of traffic on Venn Lane is already considered a substantial problem and traffic management measures are desirable (see Policy RT5). Traffic entering the village at the northern end of Venn Lane has already increased substantially because of holidaymakers' reliance on satnav to get from the A3122 to the beaches along the coast, and traffic is expected to increase still further when the major development at West Dart takes place. At the southern end of the part of Venn Lane that lies within the village entry and access is possible only through Cinders Lane and Ravensbourne Lane, neither of which is wide enough for two-way traffic.

Further development along Venn Lane, which has had to accommodate major developments in recent decades, should be avoided unless and until the connections to the A371 are improved and/or a link road to School Road created.

Land at School Road between Old Road and Mill Lane

This site has been allocated for development as a much-needed car parking area only. Parking within the central areas of the village is limited and difficult and causes difficulties on Church Road, School Road and Rectory Lane. Lack of parking facilities limits access to the shop/post office, pub and church, as well as the bowling club and youth club, thus affecting the viability of important community facilities.

In addition, any housing development on the site would be highly visible from the A379 between Strete and Blackpool and would affect strategic views across the AONB and Undeveloped Coast, as well as altering the character of the village when viewed externally. The view at present is dominated by the tower of St Peter's church and the surrounding high pine trees. New housing on the south-facing slope outside the limits of the existing settlement would be intrusive.

Land at Cotton Farms (Sites SH_51_03_08_13 and ?05_13_16)

The sites would be an enlargement of the proposed West Dart development and fall outside the existing DPD (Development Plan Documents) boundary. Extension of the DPD boundary would involve building on the south-facing slope towards the rural valley that lies below, bringing it very noticeably within sight of the village of Stoke Fleming and substantially altering the strategic views across the northern part of the AONB and towards the skyline of Dartmoor National Park in the vicinity of Hay Tor.

Development would inevitably further increase traffic along the rural parts of Venn Lane, a single track road with few passing places on the stretch between Venn Cross and the village and where visibility at junctions is severely restricted. It would increase through traffic within a part of the village that does not have the transport infrastructure to support it, the only access at the southern end being Cinders Lane and Ravensbourne Lane, also too narrow to accommodate two-way traffic.

Paragraphs 58-60, National Planning Policy Framework

Consideration of planning applications will take account of the advice set out in paragraphs 58-60 of the NPPF, namely that planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; create safe and accessible environments, and
- are visually attractive as a result of good architecture and appropriate landscaping

Policies will avoid unnecessary prescription or detail and will concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Planning policies will not attempt to impose architectural styles or particular tastes and should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness, and that will be a key consideration.

Green and Open Spaces, Sport and Recreation Plan

1 Aim

The parish council, through the Steering Group responsible for the development of the Stoke Fleming Neighbourhood Plan, will consult with existing clubs, organisations and users to gather into a **Parish Open Space, Sport and Recreation Plan (OSSR Plan)** proposed projects within the parish for open space, sport and recreation. The Plan will prioritise projects, to assist with targeting existing funding and resources, and to identify future projects and requirements which may result from increased housing development.

2 Introduction

South Hams District Council (SHDC) requests contributions from new housing development towards new and improved OSSR facilities where it is considered that a development

will have significant impacts on the local area. These contributions are secured through Section 106 (s106) legal agreements between Local Planning Authorities and developers and linked to planning permissions, and are based on policy requirements set out within the SHDC Core Strategy (2006 - policy DP8) and the associated SHDC Open Space, Sport and Recreation SPD (2006).

The collection and use of s106 funds are dictated by the Community Infrastructure Levy (CIL) Regulations 2012. The purposes to which the funds are applied must be:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and
- fairly and reasonably related in scale and kind to the development.

3 Current OSSR provision including existing quantity, quality and access shortfalls

Type of open space and policy standard	Existing provision within parish	Quantity shortfalls	Quality shortfalls	Access shortfalls
Parks and gardens	Garden, Rectory Lane	One dedicated park area of reasonable size	The only existing garden is small and in a poor location so little used	
Accessible natural spaces	There are no accessible natural spaces i.e. nature reserves, accessible woodland, community orchards etc	n/a	n/a	Permissive access to woodland
Greenways	The Bird Walk South West Coast Path Riversbridge to Worden Mill Lane Shady Lane to Rock Vale Venn Lane to Thorn	Verge footpath from Deer Park towards Swannaton	The Bird Walk requires substantial improvement and maintenance	None
Outdoor sports facilities	The Playing Field - football, general sports and recreation, petanque Cricket ground Bowling green	None	None	None
Indoor sports facilities	The Village Hall - badminton, table tennis, short mat bowls Youth Club	None investment in facilities	The Youth Club requires and improved management	Only one public venue, which is heavily used for both sport and recreation
Play facilities	Children's play area, Playing Field Small green space, School Road	Substantial open space is required close to new housing developments	The Playing Field remains the only quality open space	None
Other recreational facilities	Allotments, School Lane	None	None	Permissive use only
Cemeteries	St Peter's churchyard	None at present	None	None
Beaches	Blackpool Sands	None	None	Privately owned

The Parish OSSR Plan is a clear method of reflecting evidence of need and community aspirations when pulling together into one place the project/facility requirements of a community.

Consultation with local sports clubs, community groups and parish residents ensures the plan is robust and compliant with legal requirements. The Plan also incorporates a requirement for review and updating, to ensure it can continue to be used as an up to date evidence base.

4 Existing organised activities/teams

Football Club	Medau	Probus Club	Friends of the Library
Cricket Club	Pilates	Wednesday Ladies	U3A - archery
Bowling Club	Stretch Class	Charitable Ladies	U3A -Maj Jong
Petanque Club	Horticultural and Sports Society	Art Class	U3A - Singing for Pleasure
Youth Club	Operatic and Dramatic Society	Culture Club	
Table tennis	Loam Rangers	Yoga for the mature	Details about these
Badminton	Craft Club	Open the Book	organisations can be found at
Short Mat Bowls	Mother Union	Music with Mummy	Appendix E.

5 Requirements for improved or new facilities needed to meet existing quantity/quality/accessibility shortfalls, and anticipated future demand from additional housing development

Shortfall/ Issue	Site/location/ facility name	Project description	Evidence of need and community support	Site/facility owner, project lead and partners	Cost	Funding
Park and play area	School Road	See page 35		C Sutton-Scott-Tucker		s106
Footpaths	The Bird Walk	See page 35	Community consultation	Mr & Mrs Meyer K Franks Exeter diocese DCC Parish Council Developer		s106
	Verge footpath	See page 35	Community consultation	D Yabsley SFPC DCC		
Indoor sports & recreation	Youth Club	See page 35	Requests from members	Youth Club SFPC		SFPC; fundraising

6 Park and play area, School Road

Recent and proposed new development has centred on School Road. To date 58 new homes have been built, and up to a further 30 are planned, in School Road and the adjacent Rectory Field, but only one small open space has been provided, originally to meet the needs of the occupants of the first two houses to be built. From being a backwater of the village, with only the primary school located there, School Road is becoming a major population centre. As such it requires, during the next round of development, recreational open space to meet the needs of all its inhabitants and the benefit the population of the parish as a whole.

The proposed site is part of the field opposite the school allocated for development as Site H3 under the Stoke Fleming Neighbourhood Plan (SFNP). It is 1.17 hectares in extent and if taken together with site H3 in the Plan could provide substantially more than the number required during the Plan period. Approximately one third of the site would be set aside as Open Space, available for play but also landscaped and planted to provide a pleasant area for leisure and recreation generally. The land would, like the existing Playing Field, be owned by the parish council and maintained by it. Funding would come from a Section 106 agreement.

7 The Bird Walk

Improvements to connections within the village are a key aspect of the SFNP, and of these none is as important than improving the Bird Walk. It forms the only safe pedestrian link between the northern and southern halves of the settlement. The Plan envisages some widening of the path in order to achieve a consistent width throughout its length, removal of some adjacent trees and their roots to provide more natural light and create an even surface, and re-fencing to improve visual appeal and provide security for the owners of adjoining properties.

Funding would come from the development of Site H4, access to which is conditional upon agreement with the owner of the properties on either side of the Bird Walk. Development of H4 would be conditional on the agreement of the owners to the above measures, and would involve the cooperation of the parish council and Devon County Council, which is responsible for the upkeep.

8 Verge footpath

The Dart Area Landscape Action Group has secured funding for the creation of a footpath from the northern perimeter of the village towards Swannaton, linking with an existing right of way to complete a pedestrian route to Dartmouth via Jawbones Hill.

9 Youth Club

Efforts are being made to revive the youth club but legal assistance is required to confirm ownership of the existing premises and to appoint new Trustees.

10 Projects priority list

Based on an objective assessment of relative need and reflecting the priorities of the community as a whole, the projects have been prioritised in order to assist with prioritising the spend of any existing s106 funds which have already been secured, and assist in the future with identifying local priority projects if development proposals are received.

The priorities for s106 funding are:

1. The Bird Walk
2. School Road park and play area

The other projects would not involve s106 funding

11 Review of Parish OSSR Plan

In order to enable the OSSR Plan to be used as a robust evidence base with which to secure developer and external funds will depend on how up-to-date the document is. It therefore will require periodic review in line with the five-yearly reviews to the SFNP.

Organisations in Stoke Fleming - January 2017

ART CLASS 'SHOW ME HOW TO PAINT'

Weekly classes in the Village Hall, or outdoors in the summer. No joining fee.

Gail Dorrington
01803 770470
Gail.dorrington@btinternet.com

BADMINTON CLUB

The club is open on a Wednesday evening from 7.30pm to 9.45pm and the cost is £4.00 per person per session.

Martin Weston
01548 581165
weston.martin@gmail.com

BOWLING CLUB

The club has been in existence for almost 100 years. The playing season lasts from the middle of April until the middle of September. Taster evenings are offered in May each year for people who wish to try out the sport when bowls are made available and coaching is offered .

Mike & Gill Jordan
01803 770008

CHARITABLE LADIES

A group of like-minded ladies from Stoke Fleming and surrounding areas who organise events to raise money for charities of their choice. Meetings are held once a month in the Village Hall.

Sue Tweed
01803 770730

CHRISTMAS TREE FESTIVAL

Now in its 11th year and it goes from strength to strength! 30 Christmas Trees decorated by local organisations and clubs, attracts more than 700 visitors.

Shirley Ruddlesden
01803 770468
Rokie Shiffner
01803 835853

CHURCH BELL RINGERS

There are currently nine regular ringers living in the village and the bells are rung almost every Sunday for church services. The ringers also have a regular practice night during the week.

John Dietz
Tower Captain
01803 770515

FRIENDS OF ST. PETER'S

Friends of St Peter's is a secular group in Stoke Fleming which raises funds to support the maintenance of the fabric of St Peter's church. Funds are collected through members' subscriptions, donations and fundraising events. To find out more go to <http://www.fospstokefleming.com/>

Anne Bailey
01803 770500

CHURCH HANDBELL RINGERS

Over the years bells have been added to the original twelve and the set now numbers thirty three. They are used mainly at Christmas when the ringers travel around the parish ringing Christmas carols.

John Dietz
Tower Captain
01803 770515

MOTHER'S UNION

The Mother's Union branch in Stoke Fleming is quite small usually 10 to 12 people, is run by committee, meets on the third Wednesday of every month in the Village Hall and has a variety of speakers. Members raise money to support good causes.

Yvonne Hanbidge
01803 770094

'OPEN THE BOOK'

'Open the Book', a nationally run and Ofsted approved scheme whereby church members present dramatized Bible stories in Primary School assemblies, is a significant way in which the wider community can be involved in supporting the local school.

Peter Barker
'Open the Book' team leader.
01803 770556

ST PETER'S CHURCH

St Peter's is led and run by a strong team of clergy and lay ministers. The church works closely with the many community groups and activities. Services are held weekly.

Rev. Alison Shaw
01803 770868
alishaw2001@yahoo.co.uk

CHURCH VISITING GROUP

Members of St Peter's, Stoke Fleming have a visiting group who will visit parishioners in their own homes and also in the local care homes. You can self-refer or refer friends. It is made up of about 8 volunteers. There is no charge for this.

Rosemary Minshall
01803 770300
Rose.minshall@btinternet.com

CRAFT CLUB

The Craft Club exists to promote a variety of handicraft skills, principally embroidery, knitting, crochet and patchwork, amongst members and to provide a social afternoon for like minded people in the parish. Meetings are held in the Village Hall on the first Friday of the month, except August.

Joan Mason
01803 770446
ed.mag@stokeflemingdevon.co.uk

CRICKET CLUB

Chairman - John Hardy 07971 275955
Club Captain - Eddie Church 07811 405129
Club Secretary - Maryanne Wills

CULTURE CLUB

Visits to the cinema, walking, trying different pubs and other ideas.

Gail Dorrington
01803 770470
Gail.dorrington@btinternet.com

FOOTBALL CLUB

The club was formed in 2013, joined the South Devon football league and plays in Division 5.

Darren Moysey
dazmoy@sky.com

STOKE FLEMING HORTICULTURAL AND SPORTS SOCIETY

The Society is the oldest in the parish, being founded in 1875 as Stoke Fleming Cottage Garden Society. It later changed its name to the present when Sports were incorporated to help fund the Show. The objective of the Society is to foster Horticulture, Agriculture, Homecrafts and Handicrafts in Stoke Fleming and neighbourhood by:

Shirley Ruddlesden
01803 770468
shirleyruddlesden@gmail.com

FRIENDS OF STOKE FLEMING LIBRARY

Situated one end of the Village Hall, the library is open on Monday from 3.00 - 5.00pm, Tuesday from 10.30 - 12.30pm and Thursday from 3.00 - 5.00pm. It has a selection of books for adults and children, dvd's, audio books and jigsaws and magazines.

Sue Taylor

Library tel. number 01803 770076

LOAM RANGERS

The Loam Rangers recycles compostable garden material delivered to its site on School Road by scheme members. The composting site is behind the Stoke Fleming Primary School car park and is manned by a team of volunteers on Sunday mornings and on Wednesday evenings during the summer months. The scheme has approximately 120 members who have each paid a life membership of £5.00.

Jacky Neild

01803 770903

jacky@jackyneild.com

MEDAU MOVEMENT

Medau Movement aims to promote health and fitness, improve co-ordination, posture, balance, strength, suppleness and cardio-vascular levels, all while enjoying movement to a variety of music and having fun. Meetings are held at 10 a.m. on Tuesdays in the Village Hall.

Judith Guard - Medau Teacher

01548 853615

andrewguard@mail.com

MUSIC WITH MUMMY

'Music with Mummy' is a national educational music programme for babies, toddlers and pre-school children. Classes are during term-time on Wednesday mornings at the Village Hall at 9.45am and 11.15am. All the sessions involve music and singing, but also some very important

social and early learning concepts and opportunities for physical development are incorporated.

Carol Holbrow 01803 842839 / 07902 328922

carol@musicwithmummyandcarol.co.uk

www.musicwithmummyandcarol.co.uk

www.facebook.com/musicwithcarol

THE PARISH COUNCIL

The Parish Council is a civil local authority, the first tier of local government.

The parish council is responsible for representing the interests of the parish and its residents, in particular in dealings with South Hams District Council and Devon County Council, which are the second and third tiers of local government.

The Parish Council works to improve local well-being and services.

There are nine councillors, and their work is supported by a salaried Parish Clerk. Their names are on the Parish website: www.stokefleming.org. The council meets on the first Wednesday of every month in the Ron Harris Room at the Village Hall, and meetings are open to the public. Members of the public have a right to speak at council meetings on matters that concern them.

clerk@stokefleming.org

PETANQUE CLUB

Games are held at 10.30am on the terrain at the Playing Field on Wednesdays and Sundays all year round, however members are free to play whenever they like outside these times. Competitions are arranged between members from time to time.

Martyn Dowding

1803 712410

PILATES

Pilates Sessions are on Tuesday morning at 9.30-10.30am and Wednesday evening at 6.00 -7.00 pm and Friday from 9.30 - 10.30am. Classes are kept small so that they can be

better tailored to those attending - the maximum size would be 12.

Abbie Ashton
07870862139
abbie@pilates-sessions.co.uk

THE PROBUS CLUB OF STOKE FLEMING AND DISTRICT

Probus is an organisation with a simple aim: to enable people who are retired, semi-retired or coming up to retirement to get together regularly on an informal basis. Age is not a deciding factor for membership although the bulk of the present membership is over 60. Meetings twice a month.

Secretary: Barry Clark at barrymaddyclark@aol.com
01803 770521
Chairman: John Minshall at
john.minshall7@btinternet.com 01803 770300
Website: probusclubofstokefleming.weebly.com

THE SCARECROW TRAIL

Hopes to have over 30 scarecrows around the village in 2017 and to produce a Trail and Quiz starting and finishing at the Village Hall where there will be a BBQ, donations bar, raffle, teas, coffee and cakes. Previous years have attracted 400+ participants and raised welcome money for village causes as well as providing much fun, fresh air and an exhibition of creative talent.

Sophie Rae
01803 770383
Sophie_is@btinternet.com

STOKE FLEMING PRIMARY SCHOOL

Stoke Fleming Primary School is a small primary school and nursery/pre school serving the semi-rural community of Stoke Fleming and the surrounding area. In contrast to the national trend, pupil numbers in the area are falling but at the school there is an increasing number joining due to the popularity of the school. The majority of the children live in the neighbouring town of Dartmouth. There are 133 pupils on roll from Reception to Year 6, The Nursery has a capacity of 40 places and currently has 31 on roll.

At Stoke Fleming School we believe that the journey through childhood should be happy, exciting and inspiring. School is vital in nurturing the talent and developing the skills in partnership with families to enable everyone to go into the world to make a difference.

Our mission to 'Aim High' is central to our philosophy and supported by our values of Respect, Resilience, Positivity and Caring. This will foster Learning together and Inspiration for Global Citizens who are Happy Trying their best (LIGHT).

Paul Girardot, Headteacher
01803 770244
Pgirardot.sf@our-schol.org.uk

THE LITTLE LANTERNS AT STOKE FLEMING PRIMARY SCHOOL

The Nursery at Stoke Fleming Primary School runs as part of a Foundation Stage Unit called the Little Lanterns. The Foundation Stage incorporates both the Nursery and the Reception class and is overseen by Foundation Stage Leader, Kelly Barraclough.

We can take children from 2 years old to 4 years old. We are open every day from 9am- 3pm. We also offer early starts (from 8.30am) or later finishes (6pm) at our After School Club open to three and four year olds.

Alison, Mrs Malley, Helen, Zoe, Lou and Ellie provide highly valued and worthwhile play opportunities in the Little Lanterns. Planning across our Foundation Stage Unit provides a balance of child initiated and adult led play. We plan as a Foundation Stage team exciting activities to engage all children, following as much as possible the children's own interests. We strive to develop happy, independent learners who have a thirst for exploring.

We are very lucky at Stoke Fleming with the space we have to play in. We have access to three large classrooms and three outdoor spaces including a big Mud Kitchen, covered building area and a grassed garden with story thrones, race track and digging area.

Paul Girardot, Head Teacher
Pgirardot.sf@our-school.org.uk

SENIOR CITIZENS LUNCH

Open to any Senior Citizen in the parish over 60. It is held and hosted at the school and the lunch is provided by the school kitchen. A small charge is made. School children help with serving the food and talking to their guests. Lifts can be arranged.

Rosemary Minshall
01803 770300
Rose.minshall@btinternet.com

SHORT MAT BOWLS

The group meets twice weekly in the Village Hall: on Tuesday afternoons from 2.30 to 4.30pm and on Thursday evenings from 7.00 - 9.00pm. There are three mats and several sets of bowls.

The Club currently plays in the third division of the South Hams Bowls league during the winter and spring as well as entering a number of charity competitions and entertaining visiting local teams in friendly matches throughout the year.

Pat Walters
01803 770474
Email: dougal@hotmail.com

STOKE FLEMING MAGAZINE

The Magazine is a publication of up to 36 pages, including photographs, produced by a dedicated team of three. It is free standing, independent, non-profitmaking and run entirely by parishioners. It is delivered to all permanently resident households in the parish. Everyone from the editor, publisher and business/advertising manager to the band of over 20 doorstep deliverers, are volunteers. It is funded in 3 ways:

- By a voluntary annual collection from all parish households in early summer
- Advertising revenue
- Grants from various organisations and societies

Approximately 560 copies are distributed eleven times a year.

Editor: Joan Mason
01803 770446
ed.mag@stokeflemingdevon.co.uk

STOKE FLEMING OPERATIC AND DRAMATIC SOCIETY

The Society puts on theatre performances in which the people involved are not paid but take part for their own enjoyment and aim at providing a source of entertainment for the local communities based around Stoke Fleming, Strete and into Dartmouth. Members meet every Monday evening at the Village Hall. Activities consist of play readings, rehearsals, workshops and this year organised the first of Halloween evenings for the children of the villages.

Mary Rimell, Co-Chairperson
01803 770656

STRETCH CLASS

A small class, individually tailored to each member, is held weekly in the Ron Harris Room. Emma from the Mayberry Centre in Kingsbridge brings experience and humour to the class, held every Thursday at 11.15am and the first class is free.

Emma
Mayberry Centre
01548 853700
info@mayberrycentre.co.uk

TABLE TENNIS CLUB

The Stoke Fleming Table Tennis Club is open to all ages from young teenagers upwards, and it welcomes beginners and experienced players alike. There are 5 superb table tennis tables and bats and balls are available, and squash is provided. The club runs on Tuesdays at 7 pm - 9pm throughout the year (bar a couple of weeks during the Christmas holidays).

Kim Fricker
07594 223673
kimfricker@aol.com

UNIVERSITY OF THE THIRD AGE (U3A)

Based in Dartmouth and meeting at the Flavel, the Dart Valley U3A is a self-help organisation with charitable status. Dart Valley U3A has over 300 members and is blessed with many innovative and involved members. It brings pleasure, learning and companionship to those living here and in neighbouring villages.

<http://www.u3a.org.uk> and select Dart Valley.

U3A ARCHERY GROUP

This group meets weekly Spring through Autumn, weather permitting, at the Stoke Fleming Cricket Club Field in Venn Lane. The group meets on Tuesday or Thursday from 10.00 - noon.

U3A MAH JONG

The Dart Valley U3A Mah Jong group has 24 members who play in the Stoke Fleming Village Hall on alternate Friday mornings. Ages range from newly retired to 90 yrs.

U3A SINGING FOR PLEASURE

Meets weekly in the Ron Harris Room of the Village Hall.

Membership Secretary

May O'Keeffe

01803 839237

Email: mayokeeffe@btinternet.com

VILLAGE HALL

The Hall is a modern building set at the edge of the village playing field on level ground with excellent parking and access for the disabled. It contains a Main Hall, Ron Harris Room for meetings, Kitchen and the village branch of the Devon County Library. The Ron Harris Room has an electric projection screen and there is a trolley mounted digital projection system that can be used in both halls for certain events only. The main hall has a stage with stage lighting.

Mens', ladies' and disabled toilets and baby changing facilities are also provided.

There is access from the Hall onto a patio facing the playing field (which can be hired from the Parish Council for large events).

Apart from the hall's own car park it may be possible to arrange with the Parish Council for extra parking on the playing field .

The Hall has achieved Community Council of Devon Hallmark 1 status and it is run by a team of Trustees from various village organisations.

Barry Morris

01803 770519

WEDNESDAY LADIES

Once a month the WEDNESDAY LADIES meet up with a speaker in the Village Hall. It is a small informal group, it costs £1 per meeting, and they hold a Coffee morning once a month to raise additional funds and usually have an outing each year. There are about 20 members.

Contact: Jill Fell 01803 771137 or Barbara Goddard 770794

YOGA FOR THE MATURE

Sessions are based on Hatha yoga technique, particularly concentrating on maintaining balance and improving our strength & flexibility, capabilities so easily lost with age.

We also incorporate yoga (controlled) breathing & a deep relaxation into each session. Age ranges between 40s to 80s! It takes place in the Village Hall on Monday mornings during term times. 10.30 a.m. to 12.00 noon.

Gwen Teage

01803 771143

gwnnickapple@gmail.com

YOUTH CLUB

Stoke Fleming may be unique in Devon in having purpose built premises, which are also very well equipped. It is open on Tuesday evenings.

stokeflemingyouthclub@gmail.com

Evidence Base

1 External Evidence

Evidence	Link
Affordable Housing	SHDC's Devon Home Choice Register
Biodiversity	Conservation (Natural Habitats & c) Regulations, 1994 (as amended). Reference www.jncc.defra.gov.uk/page-1379
	Planning Policy Statement 9: Biodiversity and Geological Conservation
	http://webarchive.nationalarchives.gov.uk/20120919132719/www.communities.gov.uk/archived/publications/planningandbuilding/pps9
	ODPM Circular 06/2005
	https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf
	Planning for a healthy environment - good practice guidance for green infrastructure and biodiversity (2012)
	www.tcpa.org.uk/data/files/TCPA_TWT_GI-Biodiversity-Guide.pdf
	Countryside and Rights of Way Act 2000 www.jncc.defra.gov.uk/page-1378
	Planning Policy Statement 9: Biodiversity and Geological Conservation
	http://webarchive.nationalarchives.gov.uk/20120919132719/www.communities.gov.uk/archived/publications/planningandbuilding/pps9
	ODPM Circular 06/2005 www.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf
	www.gov.uk/guidance/countryside-hedgerows-regulation-and-management ,
Census Data	www.ons.gov.uk/census/2011census
Council tax bands	www.gov.uk/government/organisations/valuation-office-agency
	www.gov.uk/council-tax-bands
Conservation Area	http://southhams.gov.uk/article/3587/Conservation-Area-Appraisals--Management-Plans
Listed buildings	www.britishlistedbuildings.co.uk/england/devon/stoke+fleming
Demographics	www.rsnonline.org.uk/community-planning-pages/neighbourhood-planning-in-south-hams
	www.ons.gov.uk/census/2011census
Department for Transport, Manual for Streets, 2007	www.gov.uk/government/publications/manual-for-streets
Devon County Council, Planning - Highways	
Development Management Advice, 2008	www.devon.gov.uk/highways-standingadvice.pdf
Dwellings data	www.ons.gov.uk/ons/index.html
Historic buildings/scheduled monuments	www.historicengland.org.uk/
Later life in rural England, AgeUK, 2015	www.ageuk.org.uk/health-wellbeing/rural/
Listed buildings	www.britishlistedbuildings.co.uk/england/devon/stoke+fleming
Local housing need survey	Summary included in Housing Section of Plan

Evidence	Link
Maps showing conservation area, AONB, TPOs, listed buildings	mapping.southhams.gov.uk/shdwebmappingnew/map.aspx
Maps showing environmental/habitat designations	www.southhams.gov.uk/CHttpHandler.ashx?id=12176&p=0 http://www.southhams.gov.uk/CHttpHandler.ashx?id=12180&p=0 http://www.southhams.gov.uk/CHttpHandler.ashx?id=12181&p=0 http://www.southhams.gov.uk/CHttpHandler.ashx?id=12182&p=0
National Planning Policy Framework	www.gov.uk/government/publications/national-planning-policy-framework--2
Official labour market statistics	www.nomisweb.co.uk/
Population data	www.ons.gov.uk/ons/taxonomy/index.html?nscl=Population#tab-data-tables
South Hams Core Strategy	www.rsnonline.org.uk/community-planning-pages/neighbourhood-planning-in-south-hams
South Hams Local Development Framework	www.southhams.gov.uk/article/3234/The-Development-Plan
South Hams Strategic Housing Market Assessment	www.southhams.gov.uk/CHttpHandler.ashx?id=3672&p=0
Strategic Flood Risk Assessment	www.southhams.gov.uk/article/4333/Strategic-Housing-Market-Needs-Assessment
Strategic Housing Land Availability Assessment	www.southhams.gov.uk/CHttpHandler.ashx?id=2722&p=0
Strategic Transport Plans	www.southhams.gov.uk/CHttpHandler.ashx?id=10585&p=0 www.southhams.gov.uk/CHttpHandler.ashx?id=2730&p=0 http://www.devon.gov.uk/south_hams_district_council.pdf https://new.devon.gov.uk/publictransportbudget/files/2015/06/Amended-service- https://new.devon.gov.uk/publictransportbudget/files/2015/06/Amended-service-
The emerging Joint Local Plan	www.southhams.gov.uk/jointlocalplan
The Town and Country Planning (General Permitted Development) (England) Order 2015	www.southhams.gov.uk/jointlocalplan
Town and Country Planning Neighbourhood Planning (General) Regulations 2012	http://www.legislation.gov.uk/uksi/2012/637/pdfs/uksi_20120637_en.pdf
Why play is important, Play England, 2015	www.playengland.org.uk/about-us/why-is-play-important.aspx

Listed Buildings and Structures in Stoke Fleming - Source British Listed Buildings

There are 39 listed structures, of which 29 (or some 4.7% of total housing stock) are classified as dwellings, within the parish of Stoke Fleming. Some building names may be abbreviated or partial; this is how they are recorded in the original register.

- **Ashbourne Farmhouse Including Outbuilding**

Adjoining East Grade II

Stoke Fleming, Devon

- **Barn and Cart Shed Immediately East of Riversbridge Farmhouse** Grade II

Embridge Hill, Stoke Fleming, Devon

- **Barn and Former Cider House About 20 Metres S.E. of West Combe Farmhouse** Grade II

Stoke Fleming, Devon

- **Bay House Including Front Garden Wall Adjoining South West** Grade II

Church Road, Stoke Fleming, Devon

- **Blackpool Bridge** Grade II

Stoke Fleming

- **Blackpool Cottage Including Outbuilding Adjoining North West** Grade II

Blackpool Valley Road, Stoke Fleming, Devon

- **Blackpool House** Grade II

Blackpool Valley Road, Stoke Fleming, Devon

- **Bowden House** Grade II

Stoke Fleming

- **Bridge About 30 Metres South East of Riversbridge Farmhouse** Grade II

Embridge Hill, Stoke Fleming, Devon

- **Church of St Peter** Grade II*

Old Road, Stoke Fleming, Devon

- **Churchyard Gateway and Walls North and West of Church of St. Peter** Grade II

Church Road, Stoke Fleming, Devon

- **Dark Hole Farmhouse (St. Leonard's Cove Caravan Park)** Grade II

New Road, Stoke Fleming, Devon

- **Farwell House and East Farwell** Grade II

Rectory Lane, Stoke Fleming, Devon

- **Former Stables and Coach House Immediately West of London Inn** Grade II

Church Road, Stoke Fleming, Devon

- **Garden Wall Adjoining East of West Combe Farmhouse** Grade II

Stoke Fleming, Devon

- **Gate-Piers, Gate and Garden Wall to West and West South West of Sanders** Grade II

Old Road, Stoke Fleming, Devon

- **George Parker Bidder Monument About 5 Metres South of Tower of Church of St. Peter** Grade II

Old Road, Stoke Fleming, Devon

- **Great Combe** Grade II

Stoke Fleming, Devon

- **Hillfield Farmhouse** Grade II

Bugford Lane, Stoke Fleming, Devon

- **Kitchen Garden Walls Immediately West and South West of Riversbridge Farmhouse** Grade II

Embridge Hill, Stoke Fleming, Devon

- **London Inn** Grade II

Church Road, Stoke Fleming, Devon

- **Lower Ash Cottage** Grade II

Stoke Fleming, Devon

- **Lower Ash Farmhouse** Grade II

Stoke Fleming, Devon

- **Milestone About 125 Metres North North East of Pound House Farmhouse Grid Ref. 867494** Grade II

B3205, Stoke Fleming, Devon

- **Milestone About 150 Metres South South West of Sanders** Grade II

New Road, Stoke Fleming, Devon

- **Mounting Block Immediately North East and Garden Walls Immediately to the East, South and South West** Grade II

Stoke Fleming, Devon

- **Pair of Outbuildings Immediately West of Blackpool House** Grade II

Blackpool Valley Road, Stoke Fleming, Devon

- **Riversbridge Farmhouse Including Front Garden Area Wall to South East** Grade II

Embridge Hill, Stoke Fleming, Devon

- **Sanders** Grade II

Old Road, Stoke Fleming, Devon

- **Shippon About 30 Metres North East of Riversbridge Farmhouse** Grade II

Embridge Hill, Stoke Fleming, Devon

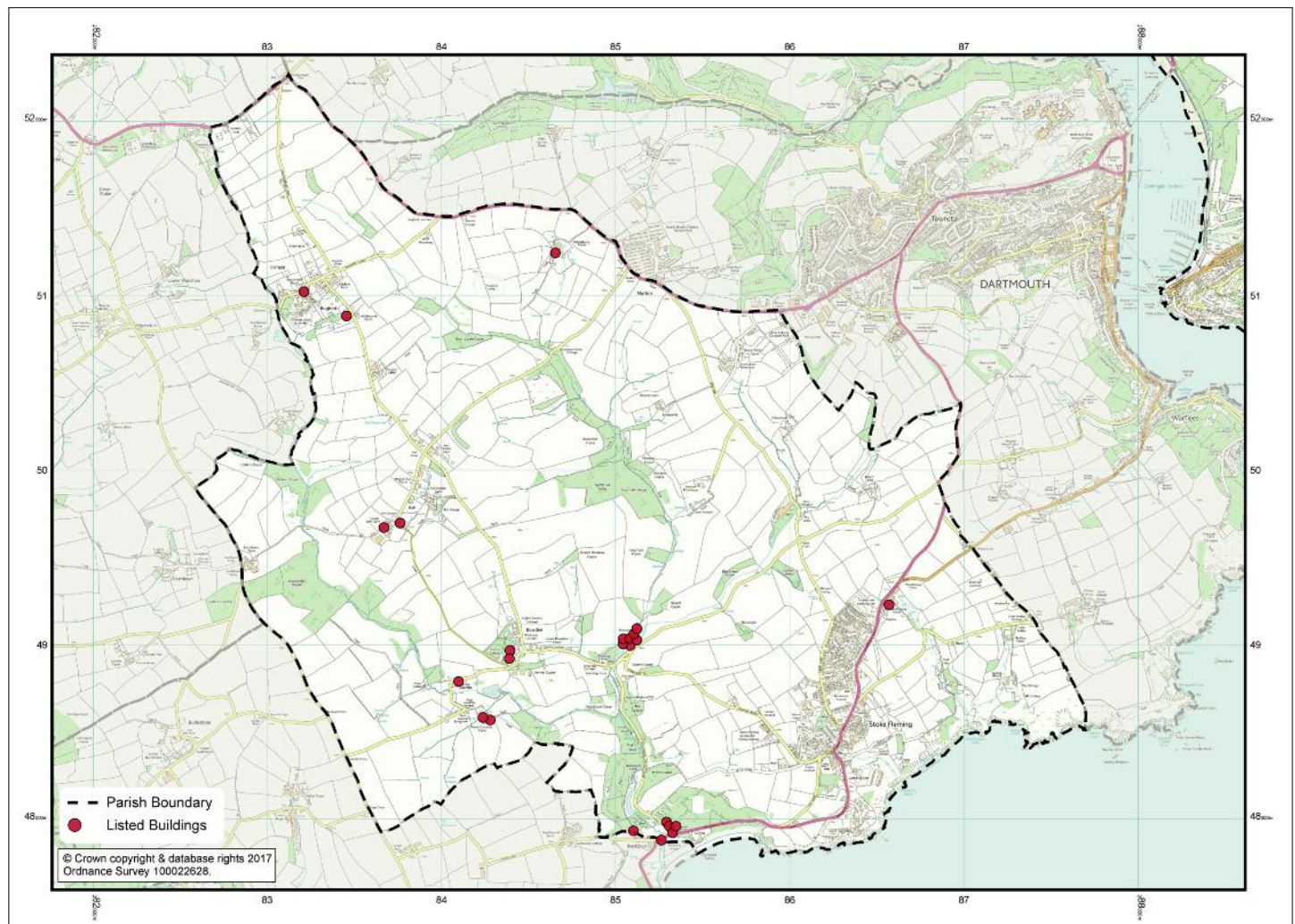
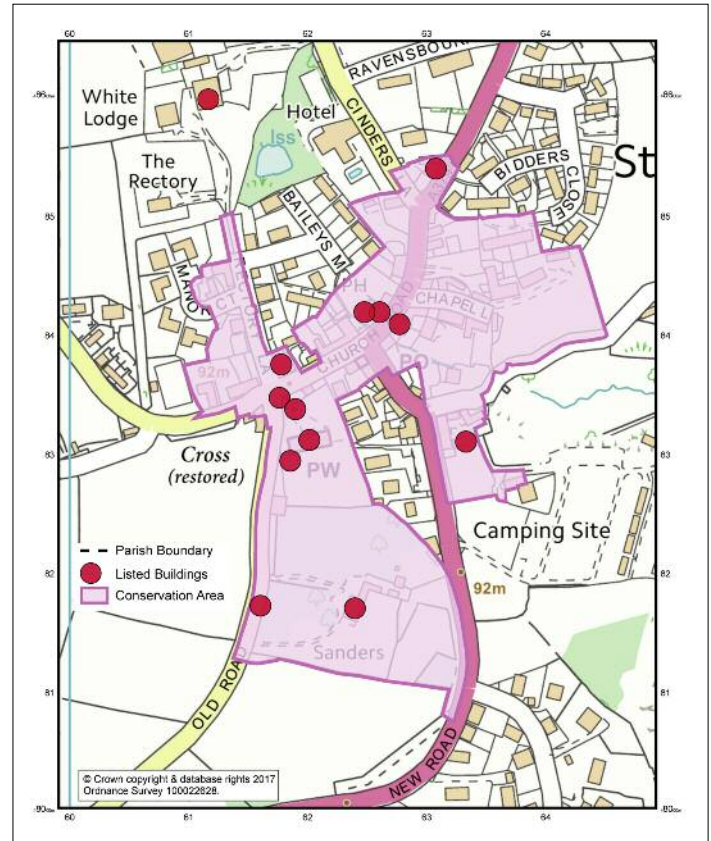
- **Shippon Immediately North of Riversbridge Farmhouse** Grade II

Embridge Hill, Stoke Fleming, Devon

- **Stables About 15 Metres North East of Riversbridge Farmhouse** Grade II

Embridge Hill, Stoke Fleming, Devon

- **Stables and Coach House Immediately North North East of Bowden** Grade II
Stoke Fleming, Devon
- **The Green Dragon Public House** Grade II
Church Road, Stoke Fleming, Devon
- **The Old House Including Garden Boundary Walls**
Adjoining South West and North East Grade II
Dartmouth Hill, Stoke Fleming, Devon
- **War Memorial About 20 Metres North of Church of St. Peter** Grade II
Church Road, Stoke Fleming, Devon
- **West Combe Farm House** Grade II
Stoke Fleming
- **Woodbury Farmhouse** Grade II
Stoke Fleming
- **Woodside** Grade II
Blackpool Valley Road, Stoke Fleming, Devon



Listed buildings in the parish

2011 Census details

Stoke Fleming Parish

PEOPLE

By age: -	
0-15	130
16-24	66
25-44	128
45-64	337
65 and over	358
Total people in 2011	1,019

By occupation: -	
Employed full-time	156
Employed part-time	81
Self-employed	166
Other	18
Total people working in 2011	421
Unemployed	10
Retired	392
School/student/other	196
Total people in 2011	1,019

By type of occupation: -	
Agriculture	25
Accommodation	56
Wholesale & Retail (incl. vehicles)	87
Construction	42
Professional, mgt, admin	89
Education	29
Health & social	42
Arts & entertainment	21
Other (balancing figure)	30
Total people working in 2011	421

Travel to work by:

Work mainly at home	86
Car/van	262
On foot	38
Train/bus/coach	14
Motorbike/scooter/bicycle	15
Other	6
Total people working in 2011	421
Not in employment	598
Total people in 2011	1,019

Live in the following type of dwelling: -

Detached	580
Semi	262
Terrace	86
Flat/similar	32
Temporary'	59
Total people in 2011	1,019

PEOPLE & PROPERTIES

No of households	480
Dwellings not occupied f/time*	97
Total of dwellings	577

* is a balancing number

Tenure	
Owned/mortgaged	369
Socially rented	43
Shared ownership	5
Private rented	52
Living rent-free	11
No of households	480

2 Original Research

See Consultation statement for items A - E)

A Data from consultations in May and June 2014

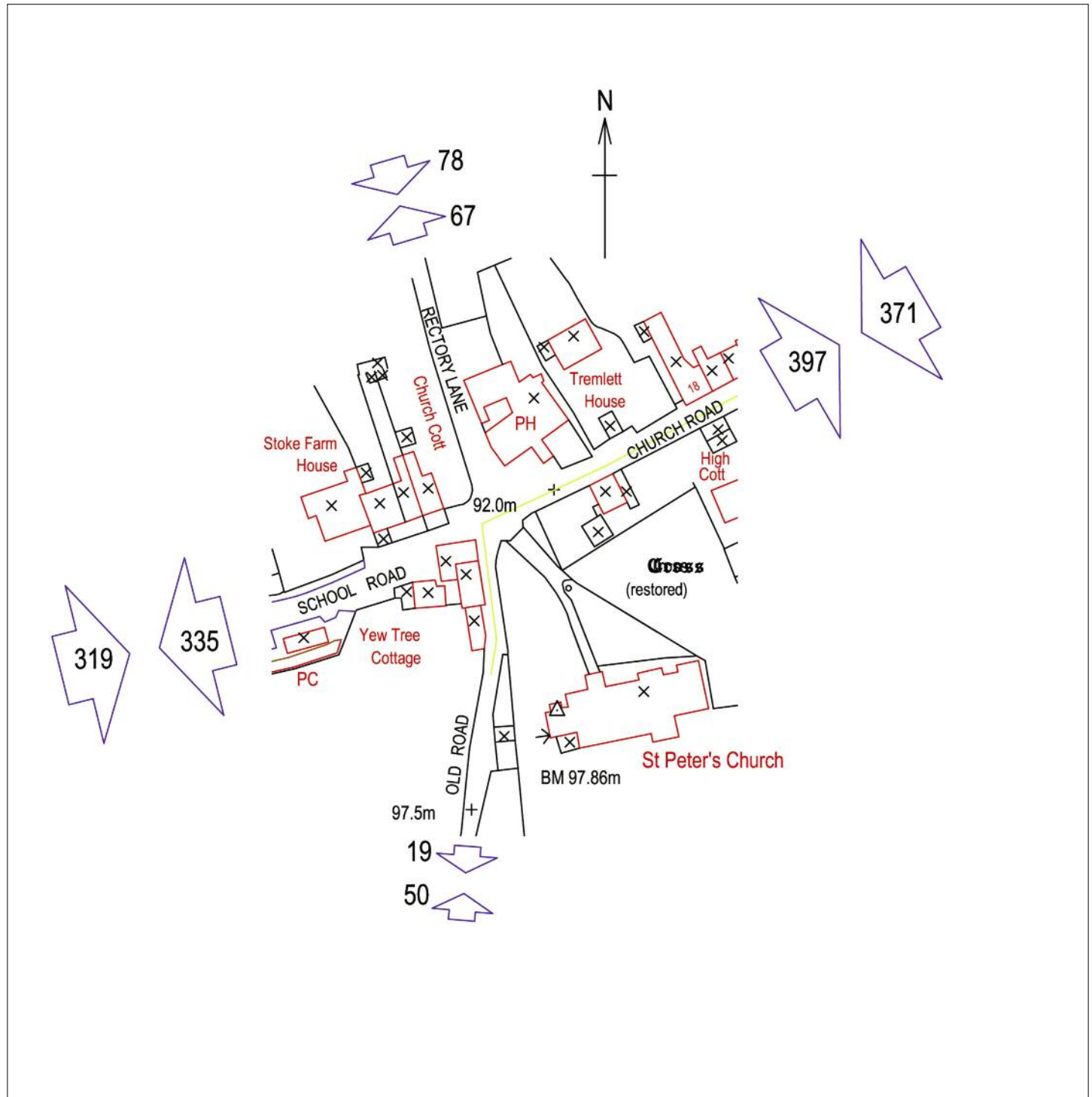
B Data from responses to Choices for Change, April 2015

C Data from household survey, April 2015

D Data from rural community, business and agricultural surveys, July 2015

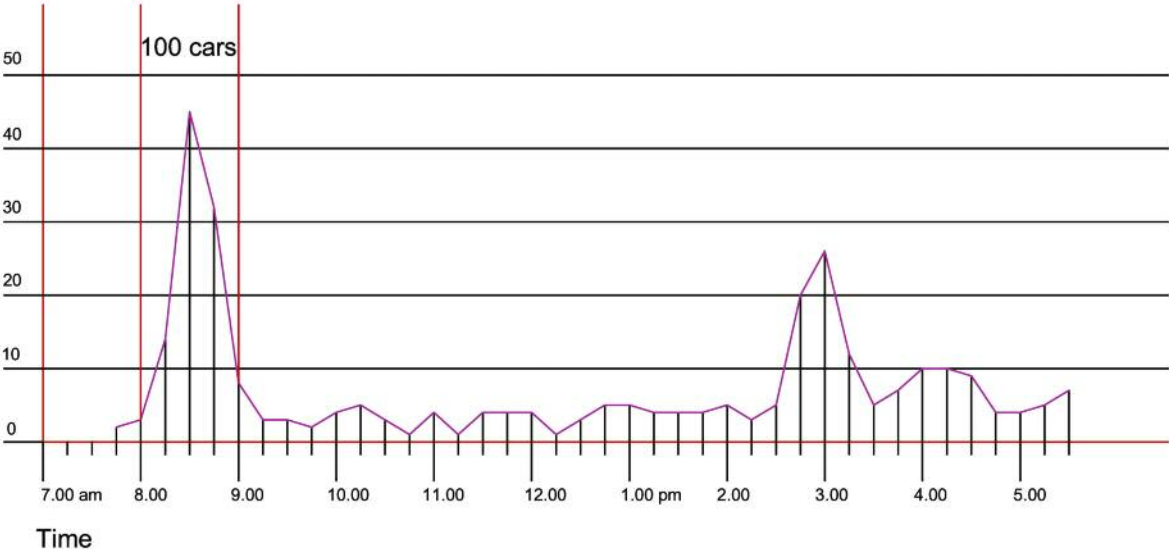
E Data from consultation, November 2015

F Traffic surveys, March and August 2015



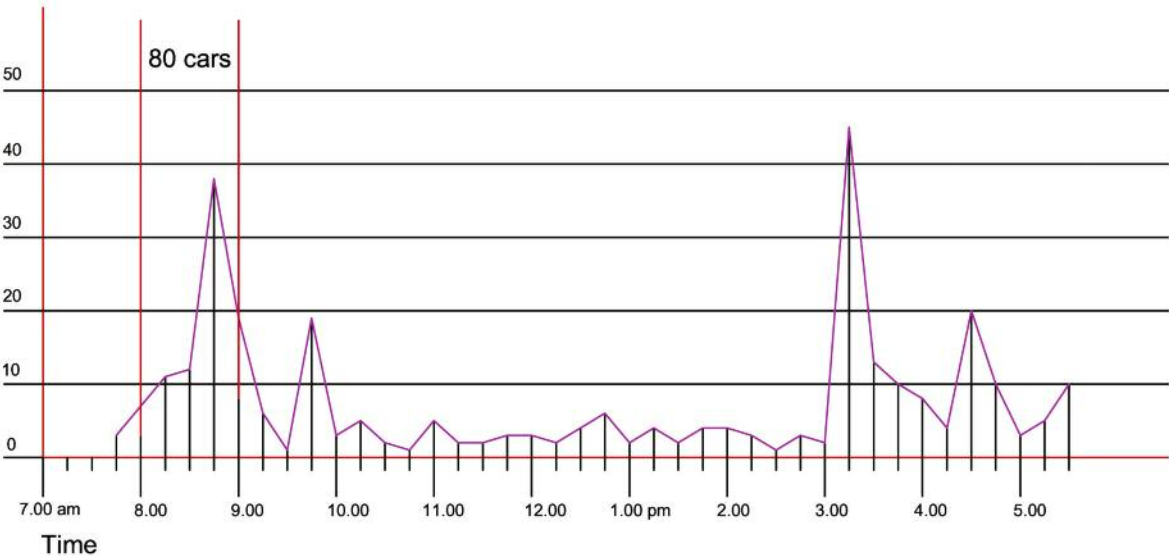
Traffic survey conducted on the 4th March 2015 showing total number of vehicle movements between 7.30am and 5.30pm

Number of cars travelling up Church Rd every 15 mins.

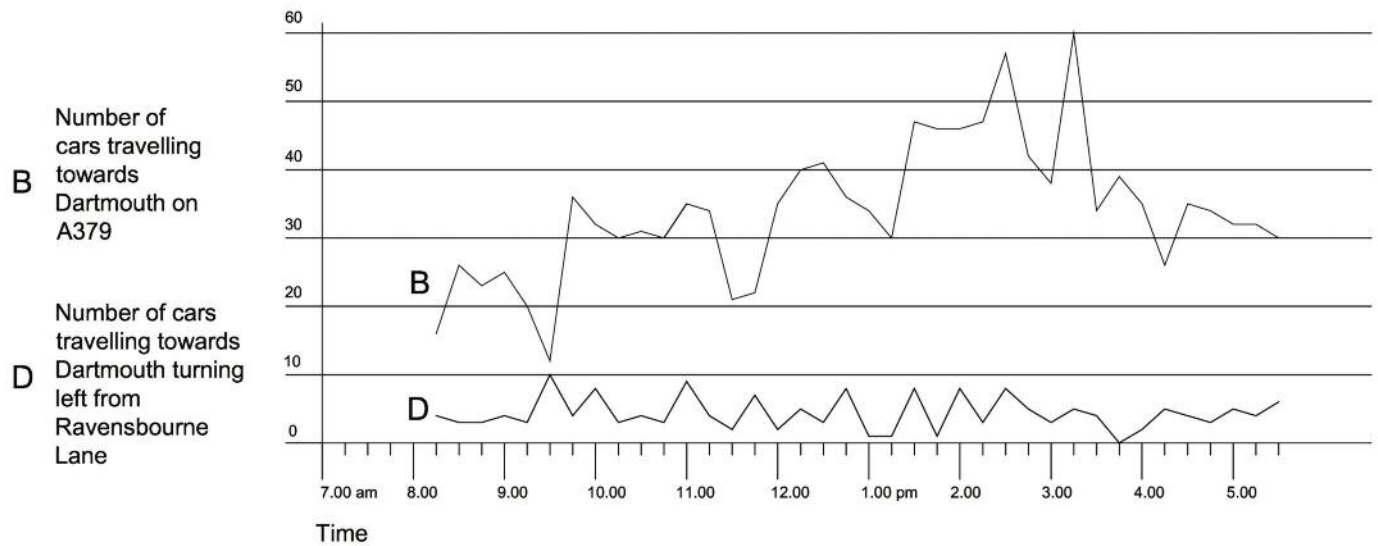


Survey undertaken on Wednesday March 4th
Total number of car movements at Green Dragon junction
between 8.00am - 9.00am - 202

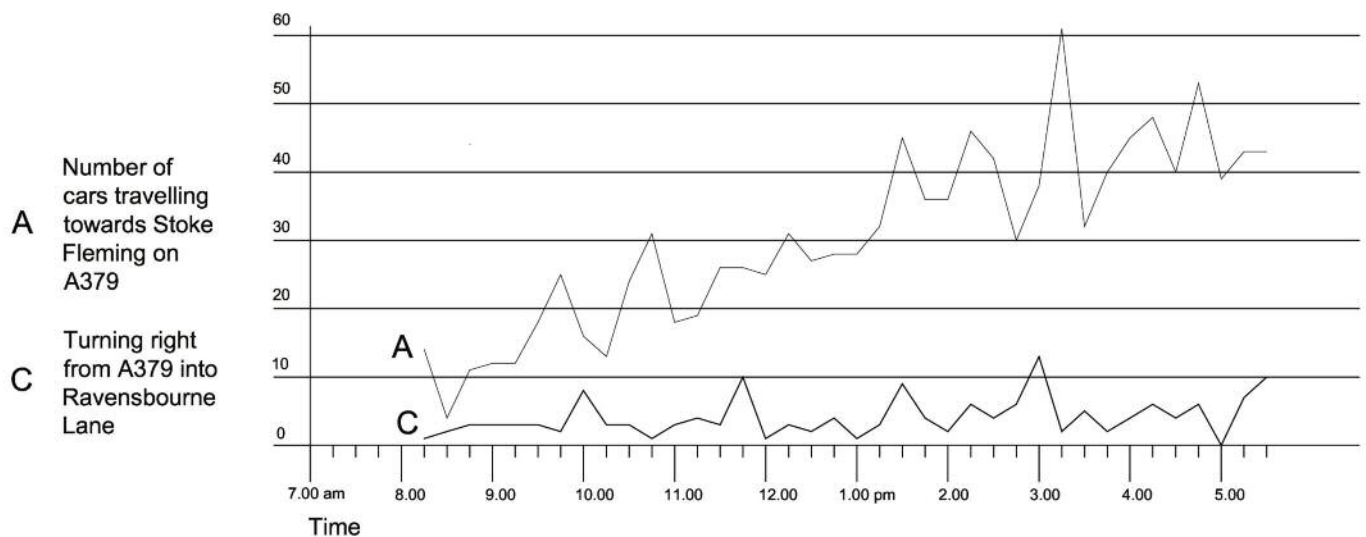
Number of cars travelling down Church Rd every 15 mins.



STOKE FLEMING NEIGHBOURHOOD PLAN



Survey undertaken on Tuesday 25 August 2015
at junction of A379 with Ravensbourne Lane and Redlap Lane between 8.00am - 5.30 pm



3 Recent development

New dwellings created, or planning permission given, since 2014, not included in the historic figures above or proposed in the Plan:

Location	No of Units	Detail
School Road, Stoke Fleming	24	Cavanna Homes development, including nine affordable
Higher Bowden	15	Converted to residential use
Riversbridge	1	Barn conversion
Hillfield	36	Planning permission given; work started on first eight; the full number expected to be built within five years
Blackpool	1	One large property divided into two
Windward, Stoke Fleming	11	New apartments created in former nursing home
Deer Park, Stoke Fleming	4	Planning permission given for additional units
TOTAL	92	

The new homes at Hillfield and Bowden represent an increase of 175% for Hillfield and 115% for Bowden.

A planning application is also expected for five units at the former Premier Garage site and one is being considered for an infill development in Redlap Lane, bringing the total to almost 100.

4 Projected households and population

The 2015 figure is taken from the South Hams District Council's council tax figures for that year and provides an accurate update on the 2011 census.

The figures for 20121 include the 92 detailed in Current Development (above), plus the six at Deer Park and Redlap Lane/ Those for 2031 include the 30 provided for in the Neighbourhood Plan. The current ratio of 1.75 people per household has been maintained.

Year	Population	Households	Properties
1901	557	125	137
1911	592	142	NR
1921	602	146	146
1931	630	152	179
1951	673	211	203
1961	683	247	247
2011	1,019	577	577
2015	1,059	611	611
2021	1,230	703	693
2031	1,293	739	715
2035	?	?	?

Site Sustainability Assessment

Site	Land Quality	Flood Risk	Contamination	Bio-diversity	Prot. Land	Visual Impact	Historic/Cultural	Air Quality	Access	Built Environment	Energy Use	Overall Assessment
1 Deer Park												
2 Rectory Field												
3 Old Rd - Mill Lane (parking)												
4 West side of School Rd												
5 Opposite School												
6 West side of Venn Lane												

Key:

	Absolute sustainability constraints
	Sustainability issues; mitigation considered problematic
	Sustainability issues; mitigation considered achievable
	No sustainability constraints
	Development will support sustainability objectives

NB: Site at Old Road - Mill Lane assessed for suitability as car park

The assessment was carried out using the methodology used by South Hams District Council.

1 Development on the site would be highly visible on the approach to the village from the north.
The exit from the site is dangerously placed on a blind bend.

2 Drainage needs to take account of potential flood risk. No significant constraints

3 No significant constraints.

4 High visual impact caused by development on the West side of the road opposite existing dwellings. Interfering with views across rural landscape.

5 Continues pattern of development on East side of road.

6 High visual impact caused by development on the West side of the road opposite existing dwellings. Interfering with views across rural landscape.





Neighbourhood Plan 2016-2035
Pre-Submission Draft

