



Stoke Fleming

Neighbourhood Plan

At its meeting on 7th September the Steering Group confirmed the list of policies to be provisionally included in the Neighbourhood Plan. These are largely based on the feedback received on the Choices for Change consultation.

Policies regarding possible residential development sites and related link roads are not included; the Steering Group will meet again on 21st September and 5th October to give further consideration to those.

Some of the other policies can be adopted as they stand. If included in the final version of the Plan they would simply have to be taken into account if a planning application is made. These are:

- Prevent commercial wind farms or solar farms
- Prevent wind turbines on private land
- Prevent developments which spoil public views of the natural environment
- Prevent developments that involve damage to the natural environment
- Allow infill, small-scale development between existing properties, appropriately designed
- Allow self-build properties in suitable locations, appropriately designed
- Allow small-scale commercial or live/work units on appropriate sites and in respect of appropriate activities
- Allow the conversion of existing unused premises for commercial use

Other policies require further work in order to establish the feasibility of bringing them to fruition, (i.e. involve consultation with other bodies or landowners, or involve funding issues) but have been adopted for the time being. These are:

- Measures to control the traffic in Venn Lane
- Flood prevention works opposite the Post Office
- Flood prevention measures in rural areas
- Pavement/footpath connecting the existing pavements at the Village Hall and Deer Park
- Measures to improve visibility and safety at the entrance to Deer Park
- Improving visibility at rural junctions e.g. Venn Cross and the Redlap Road junction with the A379
- New street lighting between Church Road and School Road
- New parking on a site adjacent to Mill Lane
- Parking opposite the Post Office on the A379
- Creation of “virtual” footpaths between Ravensbourne Lane and the Post office, and between Radius 7 restaurant and Blackpool Hill
- Maintaining and upgrading the Bird Walk

- Creation of a footpath from the end of the Bird Walk to the school
- Completing the South West Coast Path between Shady Lane and Warren Point
- Creation of a verge footpath along the A379 between Deer Park and the right of way leading to Swannaton Road near the Toll House
- Improvements to classroom facilities at the school
- Improved local health services
- Creation of a new open space in the School Road area
- Reintroduction of a waste recycling facility
- Improvements to mobile phone coverage

Since Choices for Change was published there have been developments in a number of areas that have affected the need for certain policies.

- The Steering Group has been advised that the protection already offered to sites within the Area of Outstanding Natural beauty should be sufficient to safeguard them, and it therefore should not be necessary to include policies giving additional protection in the Neighbourhood Plan.
- British Telecom has announced that high-speed broadband will be introduced in January 2016
- A new Sunday bus service from Dartmouth to Kingsbridge has been announced
- The parish council and Devon County Council have agreed on changes to speed limits between Deer Park and Ravensbourne Lane, with 30 mph from Deer Park to the Village Hall and the 20 mph limit taking effect thereafter.