



Saltash Town Council

Konsel An Dre Essa



The Guildhall
12 Lower Fore Street
Saltash
PL12 6JX
Telephone: 01752 844846
www.saltash.gov.uk

12 August 2026

Dear Councillor

I write to summon you to the **Meeting of the Planning and Licensing Committee** to be held at the Guildhall on **Tuesday 18th August 2026 at 6.30 pm.**

The meeting is open to members of the public and press. Members of the public wishing to speak about a planning application should register either by email to enquiries@saltash.gov.uk or via The Guildhall, 12 Lower Fore Street, Saltash PL12 6JX, **no later than three working days before the meeting** where the application will be considered.

Please note if Councillors have any questions on the business to be transacted at this meeting the Clerk must be notified **no later than 12 noon the day before the meeting.**

Planning applications can be viewed by Members of the Council prior to the meeting on the Cornwall Council's website www.cornwall.gov.uk. Members of the public may view planning applications online during normal working hours of 9:30 a.m. to 4:30p.m. at the Saltash Library Hub.

Yours sincerely,

PP S Burrows
Town Clerk / RFO

To:

Essa	Tamar	Trematon
A Ashburn R Bickford R Bullock L Mortimore P Samuels Vacancy	S Gillies M Johns S Martin P Nowlan (Vice-Chairman) J Peggs J Suter	S Miller B Samuels (Chairman) S Slavin B Stoyel



Agenda

1. Civility and Respect Pledge Reminder.
The Town Council has adopted the Civility and Respect Pledge. Members are reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.
2. Health and Safety Announcements.
3. Apologies.
4. Declarations of Interest:
 - a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.
 - b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.
5. Public Questions - A 15-minute period when members of the public may speak about a planning application.

Please note: Any member of the public requiring to speak about a planning application should register by email **no later than three working days before the meeting** where the application will be considered.

Members of the public are advised to review the Receiving Public Questions, Representations and Evidence at Meetings document prior to attending the meeting.

6. To receive and approve the minutes from the Planning and Licensing Committee held on 21 July 2026 as a true and correct record. (Pages 5 - 11)
7. To consider Risk Management reports as may be received.
8. To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure; (Pages 12 - 13)
9. To receive a report on the Neighbourhood Planning Review and consider any actions and associated expenditure.
10. To receive Cornwall Council's Planning Protocol Review and Engagement Survey and consider any actions. (Pages 14 - 17)
11. To receive the Scoping Consultation for South Hams and West Devon Joint Local Plan and consider any actions. (Pages 18 - 29)

12. Planning:
a. Applications for consideration:

PA26/04762

Mr Johannes Jansen – **26 Hobbs Crescent Saltash Cornwall PL12 4JJ**

Proposed Side and Rear Extensions

Ward: Tamar

Date received: 21 July 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THV1U7FGJ2Z00>

PA26/05238

Kensington Alice Jefferies - **Waitrose Ltd Tamar View Industrial Estate Prideaux Close Saltash PL12 6LD**

Advertisement Consent for 3 off Building Letters; 1 off Totem; 1 off Hotem; 3 off. Banner signs; 1 off Vehicle Entrance Freestanding Panel; 1 off Service Vehicle. Freestanding Panel' 1 off Bicycle Park Freestanding Panel; 3 off Customers with Children. Freestanding Panel; 6 off Blue Badge Holders Freestanding Panel; 8 off Trolley Bay Vinyl; 1 off Opening Hours; 1 off Safety Manifestations; 1 off Bus Service. Freestanding Panel; 1 off Welcome Letters; 2 off Charging Point Panel; 1 off Waite & Rose - Bus Stop; 1 off Fade to clear vinyl; 1 off Photographic block out vinyl; 1 off Cafe Vinyl; 1 off Pick Up Vinyl; 1 off Uber Eats, Deliveroo & Just Eat Panels; 1 off Cafe Pavement Board; 1 off Britannia Entrance Sign (existing post); 1 off Britannia Entrance Sign (new post); 13 off Britannia Max Stay Reminder; 2 off Britannia Blue Badge 450x600 (existing post); 2 off Britannia Blue Badge 450x600 (new post); 3 off Britannia T&C 600x800 (existing post) and 4 off Britannia T&C 600x800 (existing post).

Ward: Trematon

Date received: 6 August 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=TIVMFVFGH3O00>

PA26/04798

Saltash RFC – **Saltash Rugby Football Club Moorlands Lane Saltash Cornwall PL12 4HJ**

Installation of new lighting columns along with LED floodlighting to the 1st team Rugby pitch to 200lux.

Ward: Tamar

Date received: 10 August 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THWTPOFGKAX00>

PA26/04516

Mrs Laura Viant Cornwall Council – **Saltash Community School Wearde Road St Stephens Saltash PL12 4AY**

Proposed construction of a new classroom building, to provide two general teaching classrooms, breakout space, sanitary facilities and associated areas, along with associated site works to provide access to the building.

Ward: Essa

Date received: 11 August 2026

<https://planning.cornwall.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=THE5OPFGFND00>

b. Tree applications:

None received.

c. Tree notifications:

None received.

13. Consideration of licence applications:

None received.

14. Public Bodies (Admission to Meetings) Act 1960:

To resolve that pursuant to Section 1(2) of the Public Bodies (Admission to meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

15. To consider any items referred from the main part of the agenda.

16. Public Bodies (Admission to Meetings) Act 1960:

To resolve that the public and press be re-admitted to the meeting.

17. To confirm any press and social media releases associated with any agreed actions and expenditure of the meeting.

Date of Next Meeting: Tuesday 15 September 2026 at 6.30 pm

SALTASH TOWN COUNCIL

Minutes of the Meeting of the Planning and Licensing Committee held at the Guildhall on Tuesday 21st July 2026 at 6.30 pm

PRESENT: Councillors: R Bullock, M Johns, S Miller, P Nowlan (Vice-Chairman), J Peggs, B Samuels (Chairman), P Samuels, B Stoyel and J Suter.

ALSO PRESENT: James Artingstall (Planning Manager Bloor Homes), D Joyce (Office Manager / Assistant to the Town Clerk) and E LowtonSmith (Planning and General Administrator).

APOLOGIES: A Ashburn, R Bickford, S Gillies and L Mortimore.

45/26/27 CIVILITY AND RESPECT PLEDGE REMINDER.

The Chairman reminded Members that the Town Council has adopted the Civility and Respect Pledge.

Members were reminded of their obligations under the Code of Conduct. Debate is to be respectful, focused on the issues, and conducted in accordance with the Code of Conduct.

46/26/27 HEALTH AND SAFETY ANNOUNCEMENTS.

The Chairman informed those present of the actions required in the event of a fire or emergency.

47/26/27 DECLARATIONS OF INTEREST:

- a. To receive any declarations from Members of any registerable (5A of the Code of Conduct) and/or non-registerable (5B) interests in matters to be considered at this meeting.

Councillor	Agenda Item	Pecuniary/Non-Pecuniary	Reason	Left Meeting
B Samuels	PA26/03554	Non-Pecuniary	Business Acquaintance	Yes
P Samuels	PA26/03554	Non-Pecuniary	Business Acquaintance	Yes
Bullock	PA26/03272	Non-Pecuniary	Acquaintance	Yes

- b. The Town Clerk to receive written requests for dispensations prior to the start of the meeting for consideration.

None received.

48/26/27 PUBLIC QUESTIONS - A 15-MINUTE PERIOD WHEN MEMBERS OF THE PUBLIC MAY SPEAK ABOUT A PLANNING APPLICATION.

None received.

49/26/27 TO RECEIVE AND APPROVE THE MINUTES FROM THE PLANNING AND LICENSING COMMITTEE HELD ON 16 JUNE 2026 AS A TRUE AND CORRECT RECORD.

Please see a copy of the minutes on the STC website or request to see a copy at the Guildhall.

Following a vote (7 in favour, 0 against, 2 abstentions), it was proposed by Councillor B Samuels, seconded by Councillor Stoyel and **RESOLVED** that the minutes of the Planning and Licensing Committee held on 16 June 2026 were confirmed as a true and correct record.

50/26/27 TO CONSIDER RISK MANAGEMENT REPORTS AS MAY BE RECEIVED.

Nothing to report.

51/26/27 TO REVIEW THE PLANNING AND LICENSING BUSINESS PLAN DELIVERABLES AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE;

It was **RESOLVED** to note.

52/26/27 TO RECEIVE A REPORT ON THE NEIGHBOURHOOD PLANNING REVIEW AND CONSIDER ANY ACTIONS AND ASSOCIATED EXPENDITURE.

It was **RESOLVED** to note.

TO RECEIVE AND NOTE A PRESENTATION FROM BLOOR HOMES.

James Artingstall, Planning Manager from Bloor Homes presented a proposal for the new Phase 4 comprising 156 homes, including a mix of 1-4 bedroom houses. James confirmed that the a new application is to be submitted for Phase 4 as it is separate to the existing consent for the site.

Members were updated on progress across the site, including Stoketon Cross roundabout due to be completed in Autumn 2026. The sports pitches have been relocated further north to a more suitable area due to engineering constraints and site levels.

The Phase 4 proposal includes three land parcels comprising landscape and biodiversity enhancements, residential development of approximately 156 dwellings, and improvements to walking and cycling connectivity.

The application also proposes 43 affordable homes, with a mix of shared ownership and affordable rent housing.

Members raised questions regarding affordable housing allocation, education provision, healthcare provision, the care facility site, and the use of undeveloped land within the allocation.

James advised that affordable housing allocations would be administered through Cornwall Council's housing register. James also confirmed that the proposed care facility continues to be actively marketed and that interest has been received from potential providers.

In response to questions regarding the proposed development areas, James explained that these sites had already been identified for residential development within the original masterplan. As the original consented limit of 1,000 dwellings has been achieved without the need to develop all allocated land, the remaining areas are now available for development.

James further clarified that the current proposal relates to land previously allocated for development and does not involve the release of additional greenfield land.

Members were advised that approximately 400 homes are currently occupied across the development to date.

Following the presentation and with James in attendance, Members agreed to bring forward application PA26/03775, relating to the Treledan development site, as the next item of business to be considered.

PLANNING:

a. Applications for consideration:

PA26/03775

Mr James Artingstall Bloor Homes Exeter Limited - **Land At Phase 3 Treledan Broadmoor Farm Stoketon Saltash PL12 6PQ**

Application for the discharge of a planning obligation dated 13th October 2017 in relation to application PA14/02447 contained within Schedule 11, Para 1 of the Section 106 Legal Agreement. This application relates only to Phase 3 of the Treledan Development

Ward:Trematon

Date received: 22 June 2026

Response date: Extended to 22 July 2026

Members discussed the application with the applicant, who was in attendance.

The applicant explained that the application related to the Open Space Delivery Plan, which sets out the proposed management and delivery of open spaces within the development. It was noted that such details are submitted on a phased basis as the development progresses. The application had been submitted in advance of the relevant phase to facilitate consideration of the proposed arrangements. It was also noted that the application does not seek to amend existing planning obligations.

Members raised questions regarding the sports facilities and care site. The applicant advised that the sports provision remains subject to the agreed planning requirements and that the care site continues to be marketed.

Following a vote (7 in favour, 0 against, 2 abstentions), it was proposed by Councillor Miller, seconded by Councillor Nowlan and resolved to **RECOMMEND APPROVAL**.

Members thanked James Artingstall for his attendance at this evening's meeting.

The Chairman announced the next item of business to be received was planning application PA26/03951.

PA26/03951

Wildstone Estates Limited - **Londis Esso Tamar Callington Road Saltash PL12 6LF**

Advertisement consent for 1no. single-sided D6 display

Ward: Tamar

Date received: 22 June 2026

Response date: Extended to 22 July 2026

Following a vote (8 in favour, 1 against, 0 abstentions), it was proposed by Councillor Johns, seconded by Councillor P Samuels and resolved to **RECOMMEND APPROVAL**.

Councillors B Samuels and P Samuels declared an interest in the following item and left the meeting.

PA26/03554

Dr Will McMullan South Moor Ltd - **Burley Court Pillmere Drive Saltash Cornwall PL12 6FH**

Change of use application to convert the entire premises (Units 1 and 1A)

into a single veterinary practice (Use Class E), including reclassification of the existing B8 garage/store area.

Ward: Tamar

Date received: 17 June 2026

Response date: Extended to 22 July 2026

Following a vote (5 in favour, 1 against, 1 abstentions), it was proposed by Councillor Johns, seconded by Councillor Stoyel and resolved to **RECOMMEND APPROVAL**.

Councillors B Samuels and P Samuels were invited and returned to the meeting.

Councillor Bullock declared an interest in the next item and left the meeting.

PA26/03272

Mr B Ruby – **Tremabyn Duck Lane Trematon Cornwall PL12 4RT**

Extension to existing building to provide workshop and store.

Ward: Trematon

Date received: 25 June 2026

Response date: Extended to 22 July 2026

Following a unanimous vote, it was proposed by Councillor Stoyel, seconded by Councillor Miller and resolved to **RECOMMEND APPROVAL**.

Councillor Bullock was invited and returned to the meeting.

b. Tree applications:

None received

Tree notifications:

PA26/04636

Rebecca Pearce Forder Creek Community Conservation Association
– **Land Pt Os 3200 Forder Cornwall PL12 4QS**

Works to trees in a Conservation Area, namely; 1) T1 Oak - removal of large hanging branch from upper canopy. Retaining the tree with zero damage to existing cambium through best practice rope access. 2) T2 Cherry tree - Fell cherry. 3) T3 Ash - Fell dead ash. Crown raise various lower branches along the green to a height of 12 ft to allow marquees to be erected. Trees are a mix of hazel, ash and sycamore. The client has requested I complete this work before the 5th of August as they have a village fete taking place on the green.

Ward: Trematon

Date received: 13 July 2026

It was **RESOLVED** to note.

55/26/27 CONSIDERATION OF LICENCE APPLICATIONS:

None received.

56/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that Pursuant to Section 1(2) of the Public Bodies (Admissions to Meetings) Act 1960 the public and press leave the meeting because of the confidential nature of the business to be transacted.

57/26/27 TO CONSIDER ANY ITEMS REFERRED FROM THE MAIN PART OF THE AGENDA.

None.

58/26/27 PUBLIC BODIES (ADMISSION TO MEETINGS) ACT 1960:

To resolve that the public and press be re-admitted to the meeting.

59/26/27 TO CONFIRM ANY PRESS AND SOCIAL MEDIA RELEASES ASSOCIATED WITH ANY AGREED ACTIONS AND EXPENDITURE OF THE MEETING.

None.

DATE OF NEXT MEETING

Tuesday 18 August 2026 at 6.30 pm

Rising at: 7.39 pm

Signed: _____
Chairman

Dated: _____

To review the Planning and Licensing Business Plan Deliverables and consider any actions and associated expenditure.

Report to:

Planning and Licensing Committee

Date of Report:

04.08.26

Officer Writing the Report:

Planning and General Administrator

Purpose of the report:

To review the Planning and Licensing Business Plan Deliverables.

Officer's Recommendations

To review and note.

Report Summary

To review and note the Committee's achievements over the past month and provide feedback or input as appropriate.

Signature of Officer:

Planning and General Administrator

What we will deliver	Lead Officer	Resources	Ongoing	Year	What we achieved	Completed	Already do
Continue working in partnership with Cornwall Council and keystakeholders to reach the right outcome for Saltash All Councillors to attend planning training annually to keep up to date with current and national planning and licensing laws and local plan policies	Office Manager / Planning and General Administrator			1	Continuing to engage and correspond with Treledan developers. Contacted regarding school provisions, grit bins and noticeboards. Subject to their approval, Treledan are happy for Saltash Town Council to send across the details of having a notice board installed. Contacted Cornwall Council regarding school provisions. Reviewed Councillors planning training and registered Saltash Town Council's interest in planning training. sessions with CALC. Emailed Councillors details of Aprils Neighbourhood Priority Statement training event delivered by Cornwall Council. Councillor Nowlan to attend Planning Enforcement and Appeals Training in July with CALC. Designation Letter sent to Cornwall Council to produce a Neighbourhood Priority Statement that will feed in to Cornwall Councils Local Plan. Review of the neighbourhood plan to commence with the appointed contractor, as initial meetings are to commence Friday 20 June 2026. Councillors Ashburn, Bickford, Bullock, Miller, Nowlan, B Samuels, P Samuels, Suter and Stoyel attended Session 1 Workshop for the Settlement Spatial Plan on 13 July 2026. Work is underway by the Officers and Steering Group to identify stakeholder enagement for session 2 to be held on 21 September 2026. The Office Manager/Assistant to the Town Clerk, Chair and Vice Chair met virtually with ONH to discuss the second SSP workshop which will include stakeholder participation, and developed a draft stakeholder matrix to identify and involve key stakeholders. Officers attended the third Cornwall Council NPS training session on 12 August 2026, which focused on understanding place, local economy, design, character and heritage to help inform the emerging NPS.		
Continue to strengthen the Town Council's role in the planning process working with key stakeholders Councillors and staff to attend training when available and provided by Cornwall Council and CALC on the National Planning and Policy Framework	Office Manager / Planning and General Administrator			1	Advice sought from CALC on pre-applications to ensure correct procedure is followed. Received presentation from Brunel Recycling regarding pre-application. Followed up on attending an Open Day. Continuing to work with Community Link Officers on the Community Highways Improvemnent Programme. A working group has been established to review the proposed sale of Burraton Field and to write to Cornwall Council to express concerns regarding the lack of transparency throughout the process. Discussions with consultants to arrange a guest speaker for April's P&L committee, supporting early engagement on pre-application matters. Proactively gathered information on Neighbourhood Priority Statements through discussions with Cornwall Council and the Neighbourhood Plan Team, strengthening the Town Council's understanding and future planning approach. Reviewed planning paperwork following a decision and identified that an informed landscape assessment had been included in the application. The Chairman was notified to ensure transparency and to strengthen our working relationship with the stakeholder. Planning Administrator and Office Manager/Assistant to the Town Clerk attended Cornwall Councils NPS training event. Planning Administrator and Office Manager/Assistant to the Town Clerk attended Cornwall Councils Month 2 Training - Understanding Data, Early Engagement, Analysing Responses for the Neighbourhood Priority Statement on 1 July 2026. Plymouth Local Plan Scoping Consultation and Cornwall Council Planning Consultation Draft Validation Guide shared with Members, with feedback invited on matters relevant to Plymouth as a neighbouring authority and to inform consideration of potential planning implications.		

To receive Cornwall Council's Planning Protocol Review and Future Engagement Survey and consider any actions.

Report to:

Planning and Licensing Committee

Date of Report:

10 August 2026

Officer Writing the Report:

Planning and General Administrator

Purpose of the report:

To consider submitting a response to the Planning Protocol Review and Future Engagement Survey on behalf of the Town Council.

Officer's Recommendations

Members are recommended to:

1. To note Cornwall Council's presentation on Planning Committee Reform and the draft Member and Local Council Protocols.
2. Confirm whether Members wish to submit a collective response to the Planning Protocol and Future Engagement Survey on behalf of Saltash Town Council.
3. If a collective response is agreed, to delegate authority to the Planning and General Administrator to collate Members comments and submit a response on behalf of the Town Council before the Consultation Deadline on 17 September 2026.

Report Summary

Cornwall Council is undertaking a review of its planning protocols following the introduction of national planning reforms and the new National Scheme of Delegation, which are intended to create clearer responsibilities and faster decision making.

The review includes draft protocols for engagement between Elected Members, parish and town councils, and planning officers, which will help determine how planning matters are managed and how planning applications are referred to Cornwall Council's Planning Committee in the future.

The proposed changes are being introduced nationally through the Planning and Infrastructure Act and associated regulations, which are due to come into force on 31 October 2026.

Whilst Cornwall Council has confirmed that parish and town councils will continue to be consulted on planning applications, the revised protocols will shape how local councils engage with the planning process and work with Cornwall Council on planning matters.

Cornwall Council have launched the Planning Protocol Review and Future Engagement Survey to gather feedback on the draft protocols and future engagement arrangements.

[Planning Protocol Review and Future Engagement Survey](#)

A copy of the survey questions is attached as Appendix A.

A presentation has also been provided explaining the proposed reforms, changes to delegation powers including draft Member and Local Council protocols, the role of Neighbourhood Priorities Statements, and how to provide feedback on the draft protocols and the ways which Cornwall Council engage in the future.

[Presentation - Planning Committee Reform and New Member and Local Council Protocols](#)

The consultation presents an opportunity for Saltash Town Council to provide feedback on arrangements that may affect its future involvement in the planning process. Members are therefore invited to review the presentation and decide whether to submit a collective response for the Town Council.

How Does This Meet the Business Plan?

By reviewing the proposed protocols and considering a formal response, this supports the Town Councils objective of working in partnership with Cornwall Council and key stakeholders to reach the right outcome for Saltash and to continue to strengthen to Town Councils role in the planning process.

Signature of Officer:

Planning and General Administrator

APPENDIX A

Planning Protocol Review and Future Engagement Survey

1. Are you responding as:

- Elected Member
- Parish or Town Council Representative

2. How has your experience been using the existing protocols?

- Always Positive
- Usually Positive
- Neutral
- Usually Negative
- Always Negative

3. Optional: Please explain the reasons for your response to question 2
(Maximum 255 characters)

4. Overall, how clear do you find the revised protocols?

- Very Clear
- Fairly Clear
- Neither Clear Nor Unclear
- Fairly Unclear
- Very Unclear

5. Optional: Please explain the reasons for your response to question 4
(Maximum 255 characters - What could we do to make it clearer?)

6. Is there anything missing from the protocol that would help local councils and members work effectively with planning officers under the new national arrangements?

- No
- Yes

If Yes, please tell us what is missing:

7. Taking account of Cornwall's geography and the number of parish and town councils, what do you think is the most practical and useful way for Cornwall Council to engage with you on wider planning matters, such as the Local Plan, neighbourhood planning, planning reform and infrastructure issues?

(Please rank options in order of preference 1-7)

- Written guidance/explainers
- Cornwall Planning Partnership meetings
- Online briefing sessions
- In-person local meetings
- Community Area Partnership (CAP) meetings
- Workshops/discussion sessions
- Email updates/newsletters

8. What is the one thing Cornwall Council could do differently to improve engagement with local councils and members on planning matters?

Maximum 500 characters

To receive the Scoping Consultation for South Hams and West Devon Joint Local Plan and consider any actions.

Report to:

Planning and Licensing Committee

Date of Report:

11 August 2026

Officer Writing the Report:

Planning and General Administrator

Purpose of the report:

To consider submitting a response to the South Hams and West Devon Joint Local Plan on behalf of the Town Council.

Officer's Recommendations

Members are asked to consider:

1. To note the South Hams and West Devon Joint Local Plan Scoping Consultation;
2. Confirm whether Saltash Town Council wishes to submit a response to the South Hams and West Devon Joint Local Plan Scoping Consultation;
3. If a collective response is agreed, to delegate authority to the Planning and General Administrator to collate Members comments and submit a response on behalf of the Town Council before the Consultation Deadline on 24 September 2026.

Report Summary

South Hams District Council and West Devon Borough Council are undertaking a Scoping Consultation on the preparation of a new South Hams and West Devon Joint Local Plan.

The consultation provides an opportunity for residents, businesses, local councils and other stakeholders to help shape the scope and direction of the new Local Plan for the area.

South Hams and West Devon Borough Councils are asking for feedback on:

- The vision and objectives for the new Joint Local Plan
- The key issues the Local Plan should address, including housing, economy, climate change, natural environment, health and wellbeing, and transport and infrastructure.
- How the Councils should engage with communities throughout the plan making process.

As the consultation is open to neighbouring councils and stakeholders, Members may wish to consider whether individual or a collective response should be submitted on behalf of the Town Council.

A copy of the survey questions is attached as Appendix A.

Signature of Officer:

Planning and General Administrator

APPENDIX A

South Hams and West Devon Joint Local Plan Scoping Consultation Questions

Scoping: Vision and Objectives

VO1: Do you agree that the draft Vision creates an ambitious and positive outlook for the plan area to 2044?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

VO2: Are there any objectives that you feel are missing, or themes that have not been included?

Engagement Strategy

ES1: Do you agree with the proposed approach to engagement and consultation?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

ES2: Are the proposed communication channels (website, printed press, social media, newsletters, local media and emails) appropriate?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

ES3: Which methods would you prefer to receive information about the Joint Local Plan?

Select one option

- Email
- Council website
- Social media
- Local newspapers
- Parish newsletter
- Community notice boards

ES4: Are there any additional communication methods we should use?

ES5: Do you agree that the strategy will be effective in enabling everyone to participate, regardless of age, disability, location or background?

Select one option

- Strongly disagree
- Disagree
- Neutral
- Agree
- Strongly agree

ES6: Are there any groups or communities that you feel may not be adequately reached?

ES7: Which engagement methods would you be most likely to use?

Select one option

- Workshops
- Drop-in sessions
- Online engagement
- Surveys

ES8: What additional measures could help involve groups that do not traditionally participate in planning consultations?

ES9: Is there anything else you would like to tell us about how we should engage with residents, businesses and stakeholders during the preparation of the Joint Local Plan?

Settlement Hierarchy

SH1: Should the local plan continue to direct the majority of development towards our most sustainable settlements?

Select one option

Yes

No

Add something else

SH2: Should the local plan identify potential capacity constraints at our most sustainable settlements?

Select one option

Yes

No

Add something else

SH3: Should the local plan consider identifying areas for new towns or villages?

Select one option

Yes

No

Add something else

SH4: Should the next local plan allocate sites at a range of scales to enable large scale investment in infrastructure to be secured where necessary?

Select one option

Yes

No

Add something else

SH5: Should the local plan identify and allocate sites at named sustainable villages, in collaboration with neighbourhood plan groups and parish councils?

Select one option

Yes

No

Add something else

SH6: Are there any alternative policies that could be considered that could make remote rural development more sustainable and resilient?

SH7: What policies should we consider to keep our main towns vibrant and prosperous?

Housing and Population

HP1: What new policies should we consider to try and improve the affordability of new homes for local people?

HP2: How should the Local Plan ensure that new homes meet the needs of local communities?

HP3: Should the local plan explore the use of eligibility restrictions on new houses to prioritise people with a local connection to ensure we are meeting local housing needs?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

HP4: Should eligibility restrictions (for example having a local connection to the area) apply everywhere, or apply differently in different parts of the settlement hierarchy?

Select one option

Everywhere

Differently

Unsure

HP5: Should policies support the delivery of more innovative forms of housing delivery, including Co-housing and Community Land Trusts (CLT)?

Select one option

Yes

No

Unsure

HP6: How should the Local Plan support an ageing population in the provision of new homes?

HP7: Should we explore policies that could retain younger working age people in the area?

Select one option

Yes

No

Unsure

HP8: What housing policies do you think would be most effective in the new local plan?

Economy

EC1: How should the local plan look to diversify the types of jobs available in South Hams and West Devon?

EC2: Do you agree that the local plan should consider policies that offer innovative responses to the economic challenges experienced by many farmers? What would be the most effective policies to achieve this?

EC3: Do you agree that the local plan should promote a sustainable transition towards a low carbon economy? What would be the most effective policies to achieve this?

EC4: How should the local plan help reduce the need for people to travel long distances for work?

EC5: How should the local plan protect and enhance the vitality and resilience of our town centres and high streets?

EC6: What economic policies do you think would be most effective in the new local plan?

Climate Change

CC1: Should the local plan consider ambitious policies that can reduce the emission impacts of development?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

CC2: Should the local plan consider identifying sites for renewable energy generation and storage?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

CC3: Should the next local plan include proactive policies that respond to the direct and indirect effects of climate change, both in terms of mitigation and adaptation?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

CC4: Should the plan include policies that actively create biodiversity and habitat, rather than simply protecting what we already have? How could this best be achieved?

CC5: What climate change and emissions reduction policies would be most effective in the new local plan?

Natural Environment and Landscapes

NE1: How should the local plan balance the need to conserve and enhance the natural beauty of designated landscapes (including the South Devon National Landscape and the Tamar Valley National Landscape) with the need to ensure the ongoing sustainability of local communities in these areas?

NE2: Do you agree that the local plan should seek to promote access to, and enjoyment of, South Hams and West Devon's natural environment and scenic landscapes, while protecting ecological sites, habitats and species?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

NE3: How should the local plan should seek to positively influence land management practices to improve environmental quality?

Historic Environment

HE1: As historic buildings continue to change and evolve, they need to contribute to a greener future and be fit for purpose for the people who live in, experience and care for them. With this in mind should the local plan consider policies that reflect this ambition and better align with wider carbon reduction targets and policies?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

HE2: Would you support utilising heritage buildings and environments for high-quality brownfield development, protecting heritage buildings through their redevelopment and preserving them through finding ongoing uses and retrofitting to reduce carbon footprint?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

HE3: How best can local communities be involved in these brownfield redevelopment schemes to ensure that projects are culturally sensitive, socially inclusive and economically beneficial?

HE4: What historic environment policies do you think would be most effective in the new local plan?

Health and Wellbeing

HW1: How should the new plan secure better health and wellbeing outcomes from new development?

HW2: Should the local plan explore policy options that can prevent health and wellbeing issues occurring in the future? What would be the most effective policies to achieve this aim?

HW3: Are there any planning policies that could improve the health and wellbeing of our existing communities and new residents in the new local plan?

Infrastructure, Transport and Facilities

TI1: How should the local plan explain the bigger picture of funding for infrastructure and services, and be clearer about what can and cannot be expected of developer contributions?

TI2: Should the local plan do more to explain the difficulties of balancing infrastructure investment and broader viability considerations?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

TI3: Should the local plan consider allocating larger development sites that will attract more investment into onsite and offsite infrastructure and services?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

TI4: What do you see as the opportunities and risks of allocating larger sites?

TI5: How should the local plan seek to protect existing community facilities which help meet the needs of local communities?

TI6: How should the local plan look to improve active travel infrastructure to make it easier for people to reach destinations by walking, cycling and wheeling? (Wheeling refers to using things like wheelchairs, mobility scooters and prams.)

TI7: How should the local plan ensure that new developments provide residents with good access to outdoor spaces and nature?

TI8: It is important that new development helps deliver necessary improvements to infrastructure. Which types of infrastructure should be given the highest priority?

Select one or more options

Affordable housing

Active travel

Coastal defences & flood protection

Community facilities

Digital infrastructure

Education and training

Green infrastructure, open space, nature

Healthcare services

Police and other emergency services

Public transport

Sport and recreation facilities

Water treatment and drainage

Add something else

TI9: Do you agree that the railway network has a key role to play in enabling sustainable forms of development over the plan period, and that the local plan should seek to unlock the unrealised potential of railway infrastructure?

Select one option

Strongly disagree

Disagree

Neutral

Agree

Strongly agree

TI10: What infrastructure policies do you think would be most effective in the new local plan?