

STRETE NEIGHBOURHOOD PLAN



Submission Version

Regulation 15 of the Neighbourhood Planning (General) Regulations 2012

September 2020

Prepared by Strete Neighbourhood Plan Group
<http://strete.org.uk/neighbourhood/the-plan/>

for Strete Parish Council
<http://strete.org.uk/council/>

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Foreword

1. Neighbourhood Plans come out of the Government's determination to ensure that local communities are closely involved in the decisions which affect them. If properly prepared they become part of the statutory development plan for their area, which means that planning decisions should be made in line with the plan's content and policies.
2. The Neighbourhood Plan for Strete aims to help deliver the local community's aspirations and needs. It has been produced by local volunteers, with the support of the Parish Council, based on the collective views of the people who live in Strete.
3. The Steering Group has consulted and listened to the community and local organisations on a wide range of issues. The plan will influence the well-being, sustainability and preservation of our rural community to 2034 and beyond. Every effort has been made to ensure that the plan fairly reflects the views of the majority of Strete residents.
4. The Strete Neighbourhood Plan aims to:
 - protect the village from uncontrolled, large scale, or poorly placed development;
 - allow for small scale development which is sympathetic to and will improve the look and feel of the village;
 - take steps to give residents preferred access to many of the new homes; and
 - give the village the potential to access funding to improve village facilities.
5. Electronic copies of the plan and accompanying documents can be found online at <http://strete.org.uk/neighbourhood/the-plan/>
6. The Parish Council would like to thank the members of the Steering Group and pay tribute to their work since September 2015. We are 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.
7. We hope that you will support the plan and we look forward to seeing it take effect for the good of Strete parish and community.

Signed by the Parish Council and Neighbourhood Plan Group Chairs

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1 Introduction and Background

- 1.1 Welcome to the plan for the future of Strete. Shaped by the local community - this is your plan. It covers the whole parish.

STRETE PARISH



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Map No.1

1 Introduction and Background (contd.)

- 1.2 A neighbourhood plan gives a local community a greater say over how its area will develop in the future. It is put together by the local community, tested by independent examination and referendum, and ultimately becomes part of the development plan, helping to guide decisions about development in the area.
- 1.3 This neighbourhood plan has been prepared in accordance with the requirements of the Localism Act 2011 by Strete Parish Council, which is a qualifying body as defined in the Act. It has been prepared in line with the regulations and meets the basic tests (shown at paragraph 1.7 below). Greater detail is set out in the [Statement of Basic Conditions](#) which accompanies the plan.
- 1.4 The plan making process began in 2015 with approval of the principle by South Hams District Council and the formation of a neighbourhood plan steering group to guide the process locally. Surveys and consultations have been carried out throughout the process as the plan has taken shape. Greater detail about the process is set out in the [Statement of Consultation](#) which accompanies the plan.
- 1.5 The Regulation 14 draft plan was issued for public consultation over a statutory 6 week period from 19th February to 3rd April 2018. A variety of responses to the plan were received and in light of some of the issues raised certain changes were made and further consultation on those changes took place from 22nd October to 3rd December 2018.
- 1.6 The Regulation 15 version of the plan was submitted to the local planning authority (South Hams District Council) in January 2019, but progress stalled at the plan's examination. Further changes to the plan have been made, particularly the deletion of a proposed development site and substitution of a policy for affordable housing. The plan is now resubmitted to South Hams District Council who will arrange for its examination prior to a local referendum.
- 1.7 The plan complies with the National Planning Policy Framework (NPPF) and adopted plans for the area. In particular it complies with the [Plymouth and South West Devon Joint Local Plan](#) (JLP) with which it shares the same time horizon (2034 and beyond).
- 1.8 To meet the basic conditions at examination a neighbourhood plan must:
1. be appropriate having regard to national policy;
 2. contribute to the achievement of sustainable development;
 3. be in general conformity with the strategic policies of the development plan; and
 4. be compatible with human rights requirements and EU obligations.
- 1.9 When the plan has been finally approved it will be “made” and become part of the development plan for the area. This will mean that it will be used alongside other local and national planning policies to help make planning decisions and to guide and manage future development in the area. It will become a reference point for the local planning authority (South Hams District Council), planning inspectors and decision makers of all kinds – investors, developers, funding bodies, community groups and existing and future residents. Its delivery will be the responsibility of us all.
- 1.10 The plan and its policies should be monitored to judge their effectiveness over time. A simple [Monitoring Framework](#) accompanies the plan. There may be a need to review the plan (or a part of the plan) in future and regular monitoring will help to assess this.

2 Local Context, Vision and Objectives

- 2.1 Strete is a high coastal village with outstanding sea views across Start Bay. The parish lies entirely within the South Devon Area of Outstanding Natural Beauty (AONB). Part of the parish is a Site of Special Scientific Interest (SSSI) and the heart of the village is a Conservation Area with several listed buildings. The parish is home to about 400 people and the village still provides local facilities including a shop with a Post Office, a pub, a village hall, some public spaces and the parish church.
- 2.2 The area is popular with holidaymakers and the local economy rests primarily on tourism and agriculture. Job opportunities are few and house prices are high which can make it hard for local people, especially the young, to afford to stay in the parish. The plan aims to address such issues and to continue to involve the local community in making sure that change and development in future are for the good of the parish.
- 2.3 The Plymouth and South West Devon Joint Local Plan (the JLP) establishes a basis to create strong and sustainable communities through its policies and supports the preparation of neighbourhood plans. This neighbourhood plan seeks to protect and enhance local assets and to foster a healthy and prosperous future for Strete.



The **vision** for Strete is:
**“To grow slowly and sustainably
so that its high coastal character, sea views and natural beauty
are conserved and enhanced
while meeting local needs and improving local services.”**

2.4 The local community expects the plan to:

- a) respect and protect the precious natural and historic environment,
- b) maintain and improve community facilities, services and infrastructure, and
- c) support existing and new business opportunities and tourism,

in order to:

- maintain and enhance the character and vitality of the village and parish, and
- allow sustainable development for natural growth to meet future local needs.

The plan aims to create a place where the following **objectives** are achieved:

1. landscape character and the natural setting of the parish are maintained and enhanced, including the high coastal setting of the village, the outstanding sea views, woods and copses throughout the parish;
2. the particular sensitivity and visual prominence of the landscape on the seaward side of the A379 is recognised and suitably protected;
3. valued local green spaces are maintained and enhanced;
4. local heritage is valued, conserved and enhanced, including local history, village form and character, architecture, footpaths and other important features, and new buildings are sympathetically designed;
5. local tranquillity and dark skies are conserved;
6. people are able to move more freely, safely and conveniently, with new and improved footpaths, particularly in the village;
7. local needs are met through small organic developments, in scale with the locality and allowing future generations to maintain the viability of local businesses, but without substantially altering local character;
8. there is economical use of resources so that future generations are not left a legacy of pollution, financial or environmental debt, with steady progress towards zero carbon energy and water footprints;
9. local services are maintained, enhanced and extended with improved public car parking close to the coast path in the village, public transport to nearby centres maintained and enhanced and improved Broadband and Mobile Phone coverage, both for individuals and for businesses; and
10. community well-being is enhanced and there are growing opportunities for people of all ages to expand and develop themselves, including public buildings and spaces to gather, pursue shared interests and contribute to the life of the community.

2.5 The policies and proposals which follow are laid out under three main headings:

3 The Environment - Policies SNP 1, 2, 3, 4 and 5

4 Development and Homes - Policies SNP 6, 7, 8, and 9

5 People and Community - Policies SNP 10, 11, 12, and 13



3 The Environment

THE COAST AND COUNTRYSIDE

- 3.1 The coast and countryside in and around Strete is recognised for its high quality natural environment and unspoilt natural beauty. It is well loved by residents and visitors' alike, but insensitive development could damage it irreparably. The plan recognises the local landscape as one of the parish's most precious assets and aims to protect it from harm.
- 3.2 The whole parish lies within the South Devon Area of Outstanding Natural Beauty and the coastline is part of the South Devon Heritage Coast. These are nationally important protected landscapes and the plan requires that any development should comply with relevant national and strategic policies for their protection. [Start Bay Coastal Hinterland Strategic Environmental Assessment Report Habitats Regulation Assessment](#)
- 3.3 The South Devon AONB Partnership has also published [AONB Planning Guidance](#) and the plan requires that development must also have regard to its content.
- 3.4 Development must be designed to respect and enhance the landscape. Local landscape assets and features must be protected and enhanced as an intrinsic part of development.
- 3.5 The high coastal character of the parish and many associated wide sea views are of great landscape importance and development should be designed to maintain and protect them.

POLICY SNP1: PROTECTING THE LANDSCAPE

Development shall not harm but maintain and enhance the landscape by:

1. having regard to the special qualities of the AONB in the area, particularly its high coastal character and sea views, and to the South Devon AONB Planning Guidance,
2. safeguarding and enhancing local features that make a positive contribution to the landscape, particularly areas of green space,
3. protecting the high coastal setting of the parish, including public views of the village from the sea and coast and public views of the sea and coast from the village, and
4. incorporating high quality landscaping which retains existing features, reinforces local landscape character, restores degraded landscapes, and provides mitigation from harm.

The Landscape and the AONB

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This boundary data for the South Devon Area of Outstanding Natural Beauty has been provided by Natural England and used by the South Devon AONB Unit under the Open Government Licence.

Please note :
This map is for information only and does
not show any plan proposals.



HERITAGE AND CONSERVATION

- 3.6 The name Strete appears to have first been documented in 1244, deriving from the Old English for road suggesting that the village lies on an ancient trackway. Formerly a part of the parish of Blackawton, Strete became a separate parish in 1881 when the Chapel of Ease (built in 1836) became the parish church of St Michael's. Strete also lies in that part of the South Hams which had a large part to play as a training ground for the Normandy landings of World War II.
- 3.7 The ancient heart of the village is protected as a Conservation Area and the plan aims to safeguard its historic and architectural character for present and future generations.
- 3.8 A variety of local features contribute to giving Strete its distinctive local character. Some of these are designated or protected but many are not subject to specific protection. The plan aims to recognise the value of local heritage assets, both designated and undesignated, to protect them and to seek their enhancement.
- 3.9 Designated historic assets protected by the plan include the Conservation Area and 23 other designated heritage assets across the parish, including two Grade II* listed buildings. 7 of the listed buildings lie within the village (all being Grade II listed) and the parish church is on the Heritage at Risk Register. A variety of undesignated heritage assets is also important and makes a positive contribution to the special character of Strete. [The Conservation Area Appraisal](#) records many of these, including stone walls and unlisted historic buildings which make a positive impact in the village. The plan also aims to protect these assets and to provide for their enhancement.
[Devon Historic Landscape Characterisation](#)



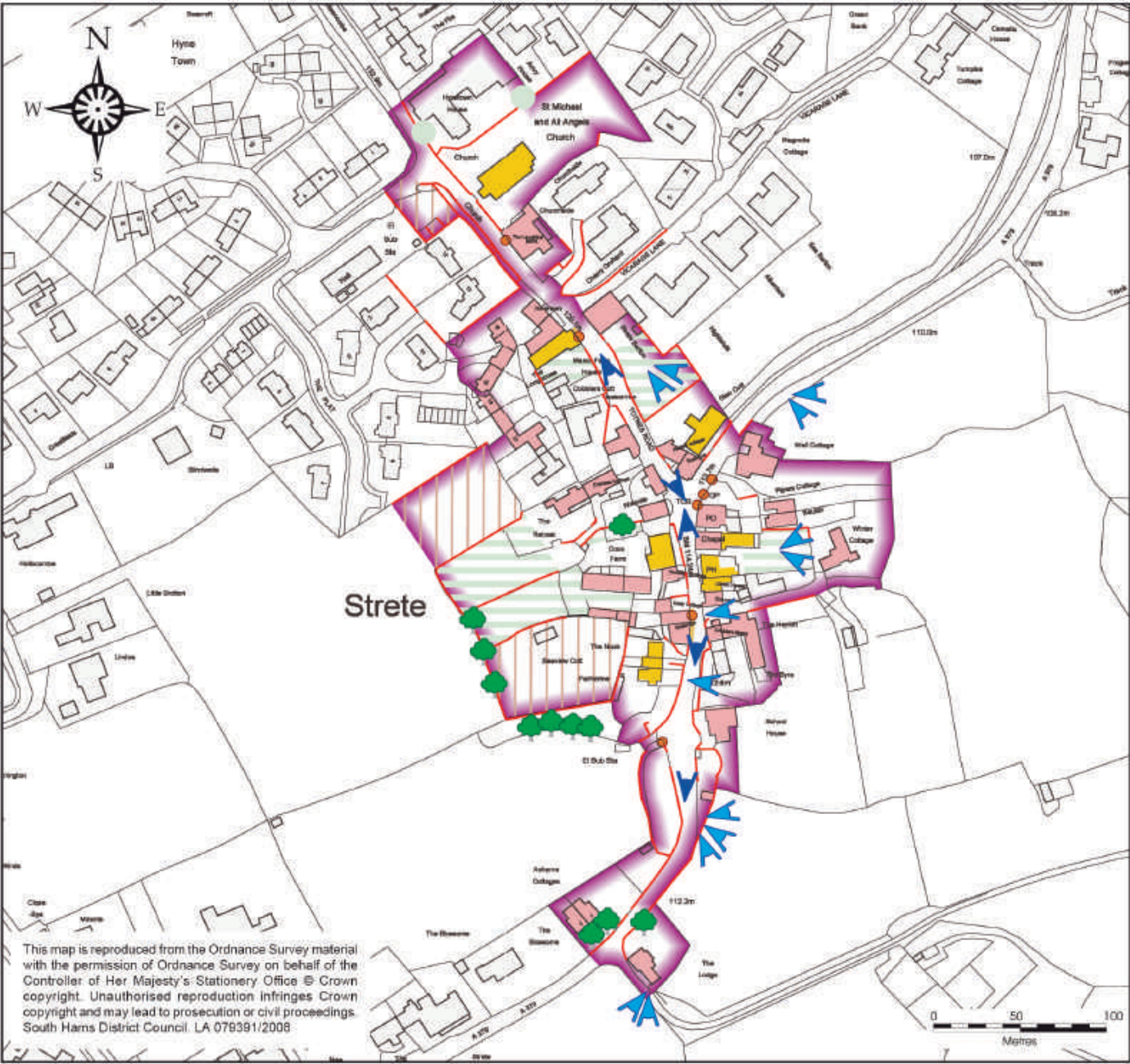
The Listed Buildings

There are 7 Grade II Listed Buildings in Strete.


1. The Church of St. Michael
2. Manor Farm (The Longhouse)
3. Glen Cottage
4. The Kings Arms.
5. Rose Cottage and Stores
6. Cox's Farm
7. Sea View and The Nook





Key Conservation Components Map - Strete





KEY


 Conservation Area Boundary and Area of Archaeological Potential


 Listed Buildings


 Walls with a positive impact on the conservation area


 Important Open Space characterised by lack of development within it


 Unlisted buildings with a Positive impact (includes some buildings that have been subject to inappropriate alterations (eg UPVC windows) but contribute positively nonetheless)


 Historic street furniture


 Historic street surface

 TPO - Tree Preservation Order(s) (general location)

 Other Important individual or groups of trees (diagrammatic)

 Important garden areas

 Distant Views

 Close Views

Map No.3

Please note : The above map is for information only and does not show any plan proposals.

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POLICY SNP2: HERITAGE AND CONSERVATION

1. Development shall not harm but conserve and enhance designated and non-designated historic and heritage assets and their settings, both above and below ground, by having regard to national and local strategic policies for heritage and conservation.
2. Within the Conservation Area any development shall pay careful regard to and accord with the Strete Conservation Area Appraisal.

Buildings and Structures of Special Interest

There are several buildings in Strete that are unlisted but which make a contribution to the character of the conservation area. All are listed separately in the link [Buildings and Structures of Special Interest](#)



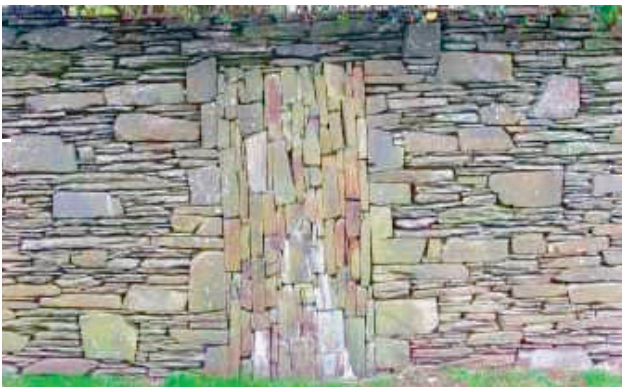
1. **Strete Barton** is a C16 farmhouse that was a working farm until WW2.
2. **Walpole House** is prominent at the Dartmouth-Totnes junction retains its original proportions and a fine ornate metal and glass porch.
3. **The Village School** was built in 1838 and closed in 1965.
4. **The Chapel** is prominent in the village and still has a religious use today.



thatched cottage



village pump



recent stone wall



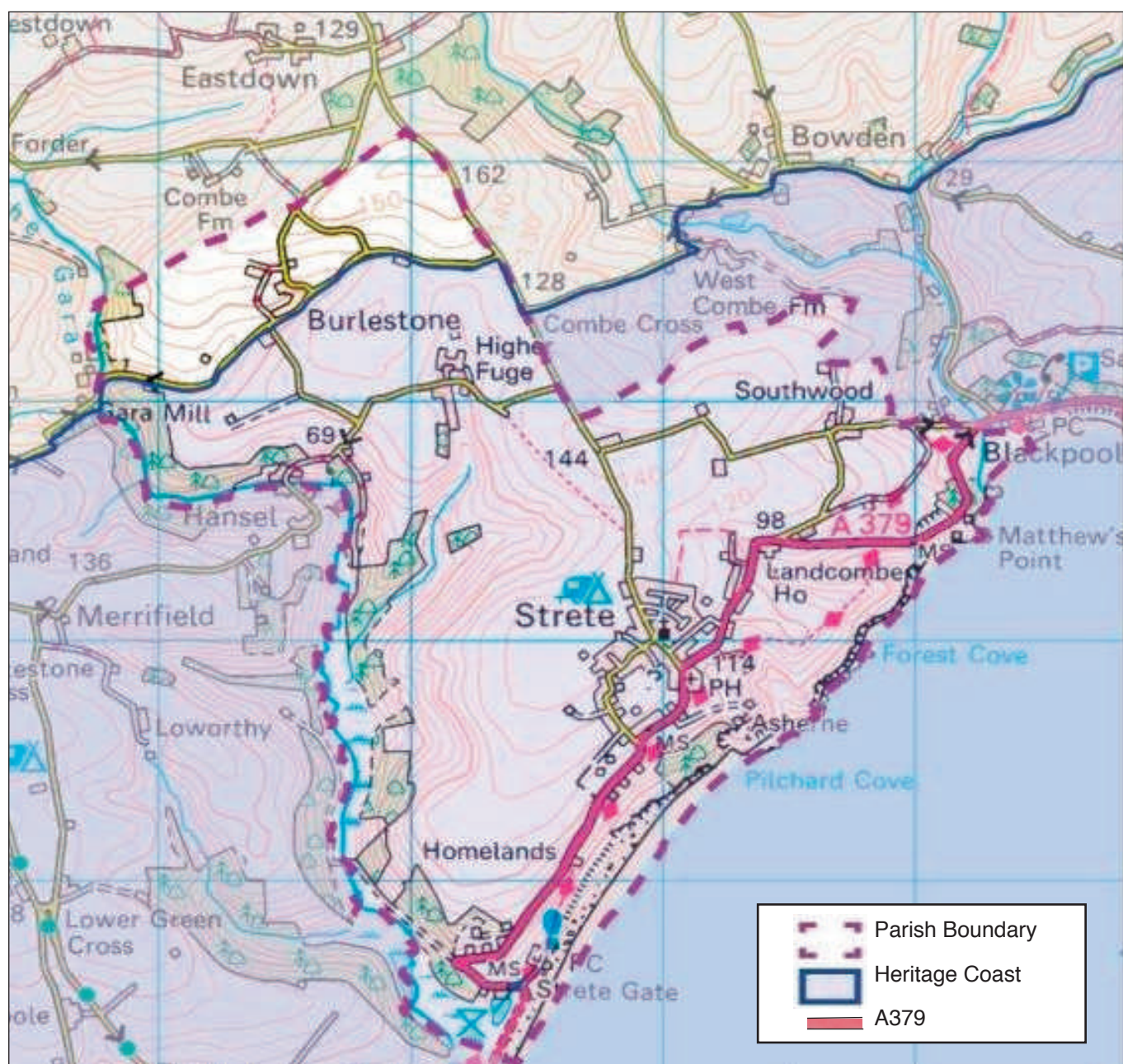
rural architecture

SOUTH OF THE A379

- 3.10 The plan recognises the sensitivity of the environment in and around Strete, both natural and man-made. These two aspects combine to create a particularly sensitive landscape setting for the village.
- 3.11 Views of Strete are framed by its coastal setting and the land lying on the southern side of the A379 coast road is particularly important in this respect. Any development in that area should therefore pay special regard to the sensitivity of the location and its coastal landscape importance.

POLICY SNP3: COASTAL SETTING AND LAND SOUTH OF THE A379

Development south of the A379 shall pay special regard to the sensitivity and landscape importance of that area to the coastal setting. Development there shall not harm but must enhance that coastal setting.



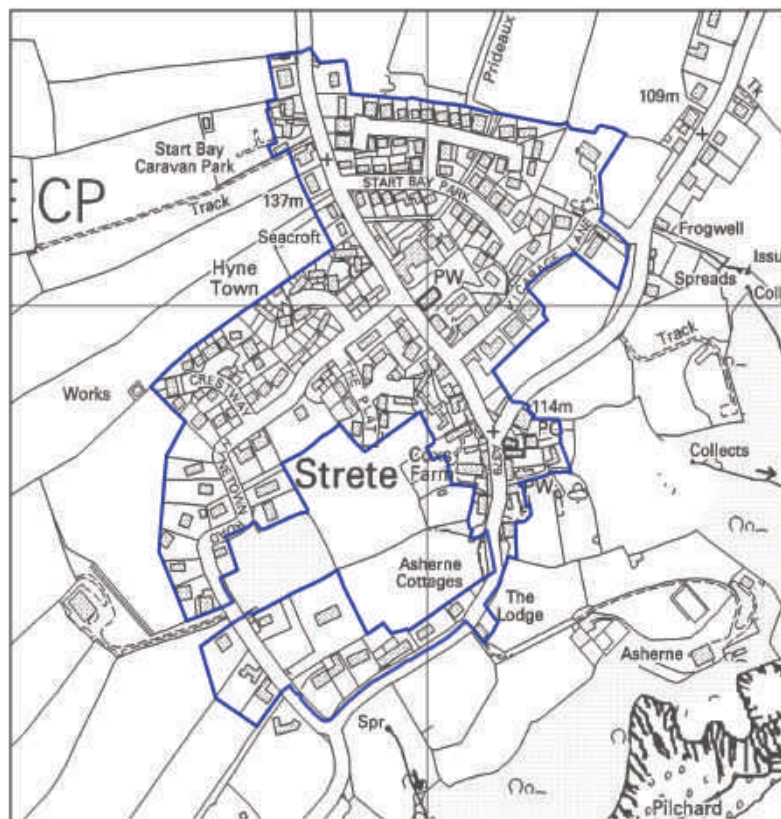
4 Development and Homes

DEVELOPMENT

- 4.1 Some development will help to sustain the community and meet local needs. Earlier plans established a development boundary for the village. This has served to contain its growth to within reasonable limits and this plan reaffirms the same approach.
- 4.2 The plan defines and shows a settlement boundary for the village within which suitable development will generally be acceptable. Outside the village development will be tightly controlled and only permissible where it is essential in order to meet agricultural, forestry or other small-scale needs which cannot be met within the village. This aligns with JLP Policy TTV26.
- 4.3 The plan aims to control the scale and density of development so that it is in keeping with the parish and geared to meeting local housing needs. The character of some particularly sensitive parts of the village is further protected by the Conservation Area and by the Policy Areas established in policies SNP3 and SNP4.

POLICY SNP6: DEVELOPMENT AND THE SETTLEMENT BOUNDARY

1. Development will be supported inside the settlement boundary illustrated on Map no.6 provided it is in conformity with relevant policies in the Development Plan, is in scale and character with the site and surroundings and will cause no significant adverse impacts on the natural or historic environment, amenity, traffic, parking or safety.
2. Outside the settlement boundary development will be strictly controlled and only permitted where it is in accordance with the Development Plan, can be delivered sustainably and requires a countryside location or will meet a proven local need which cannot be met inside the settlement boundary.



DESIGN AND CONSTRUCTION

- 4.4 Development in Strete will be expected to display good, sensitive design, in harmony with the locality and enhancing environmental and social standards. This means that designers must pay careful attention to the local context of new development, employ effective construction techniques and technology to deliver sustainable buildings, and ensure that development is designed to at least meet the latest access standards.
- 4.5 National standards for sustainable construction change over time. Development must at least meet current national standards. Designs which strive to surpass the basic standards and deliver greater energy efficiency, achieve greater carbon reductions, further reduce use of non-renewable resources, or employ other innovative eco-friendly building techniques will be particularly welcomed.
- 4.6 Measures should also be taken to avoid environmental damage, nuisance and disruption during the construction of new developments.

POLICY SNP7: DESIGN AND CONSTRUCTION

All new development shall:

1. be of high design quality which is clearly derived from the site context, respect the local vernacular, safeguard local distinctiveness, be in scale and keeping with its setting and enhance local character,
2. protect local heritage, biodiversity, landscape and skylines,
3. be safe, inclusive and accessible, providing car parking which at least meets the requirements of the Development Plan, including for residential development one car parking space per bedroom where achievable.
4. incorporate sustainable construction standards which at least meet minimum standards, minimise use of non-renewable resources, contribute to reducing carbon emissions and maximise solar gain, and
5. mitigate risks relating to contamination, erosion or flooding, and not cause unnecessary noise, light or other pollution.

AFFORDABLE HOMES FOR LOCAL PEOPLE

- 4.7 The availability of facilities and support services in and around Strete means that it is a sustainable location for small scale growth. There are fewer than 300 homes across the parish with about 230 of those being in the village. Development in scale with the village could help to meet local needs for affordable homes and some additional community infrastructure.
- 4.8 House prices in the area are high and there is a particular need to provide some rented housing for locals. In 2015 a survey [Housing Needs Survey](#) identified a definite need for four homes to meet local needs for housing - the true figure is expected to be a little higher within the plan period to 2034. The development plan for the area includes a 30% target for affordable housing provision.

- 4.9 As part of the plan making process a call for sites was issued late in 2016 and two possible sites for development were identified. The more suitable of these was proposed in the initial drafts of the plan, but no satisfactory way could be found to develop the site in keeping with local aspirations and constraints. It therefore no longer features in the plan.
- 4.10 At the same time the JLP moved through its examination and was adopted in March 2019. Amongst late changes made to the JLP was greater recognition given to the AONB and the removal of the requirement for Strete to make any specific development proposals.
- 4.11 In order to address the local need for affordable homes the plan therefore makes provision for sustainable development in scale and keeping with the locality on small-scale sites including exception sites in line with JLP policy TTV27.

POLICY SNP8: HOUSING DEVELOPMENT

1. Housing development sites in Strete shall be limited to small sites to ensure that growth is at a scale in keeping with the special qualities of the village and the AONB.
2. Affordable homes for local people will be particularly welcomed.
3. The provision of affordable homes on a suitable small exception site or sites outside of but adjacent or very near to the settlement boundary will be welcomed where the site will meet proven housing need, is to be occupied by people with a local connection and has the clear support of the local community.

SECOND HOMES

- 4.12 The growth in the number of dwellings being used as second or holiday homes is having a significant impact on housing stock in the parish. In 2011 there were 50 second homes recorded but that had risen to 66 by 2016 - about 20% of the local housing stock. House prices have been pushed up such that local people, particularly first time buyers, are generally unable to compete in the market, and that trend is continuing. The plan addresses this by requiring that new housing be restricted to occupancy as a principal residence. [Principal Residency Requirement](#)
- 4.13 Occupiers of homes with a principal residence condition will be required to keep proof that they are meeting the obligation or condition and to provide this if/when South Hams District Council requests this information. Proof of principal residence could include residents being registered on the local electoral register or being registered for and attending local services (such as healthcare, schools etc.).

POLICY SNP9: PRINCIPAL RESIDENCE REQUIREMENT

1. New housing, excluding replacement dwellings or those managed by a registered social landlord, will only be supported where there is a restriction to ensure its occupancy as a principal residence.
2. This must be guaranteed through a planning condition or legal agreement.
3. New unrestricted second homes will not be supported at any time.
4. A principal residence is defined as one occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home, and the condition or obligation on new open market homes will require that they are occupied only as the principal residence of those persons entitled to occupy them.

5 People and Community

LOCAL FACILITIES

- 5.1 Strete is a beautiful place to live with a good quality of life, but with relatively few local facilities. Those which do exist - particularly the village shop and the pub - are therefore especially precious and the plan aims to safeguard them for present and future generations. Their retention and prosperity are important to local well-being.
- 5.2 New facilities that will support the local community and enhance their well-being will be welcomed and supported, particularly if they will bring improvements in car parking or open space provision.

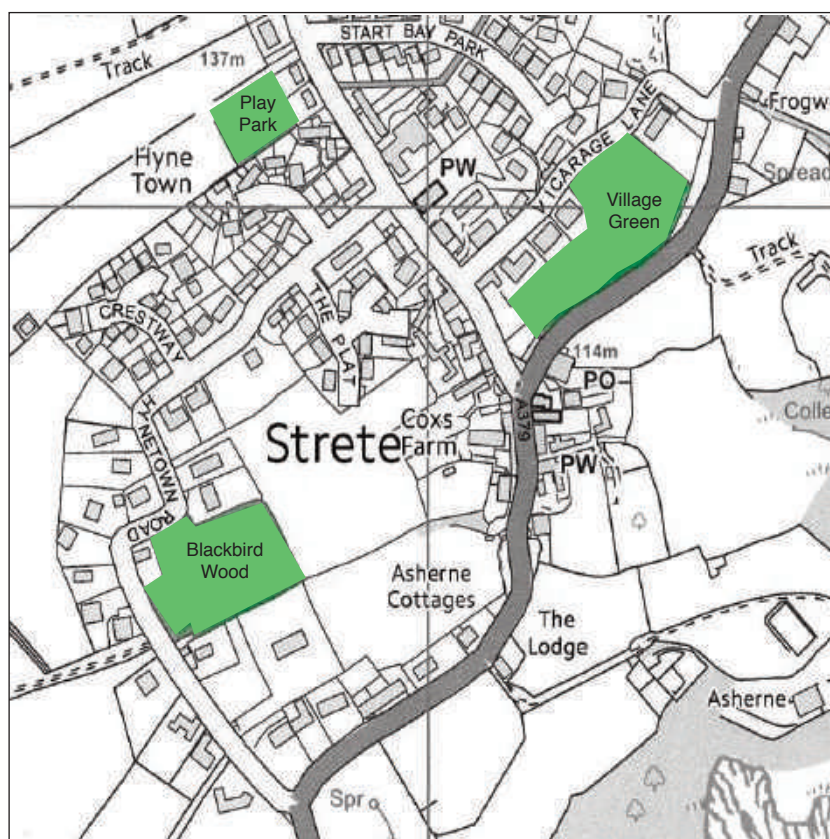
POLICY SNP10: COMMUNITY FACILITIES AND INFRASTRUCTURE

1. Development that will demonstrably support the vibrancy and vitality of the village and wider community will be supported.
2. Proposals for additional community facilities and infrastructure will be supported, providing the proposal:
 - a) will include adequate access and parking arrangements,
 - b) will not lead to traffic danger or congestion, and
 - c) will not generate unacceptable noise, smell, loss of privacy or nuisance to neighbours.
3. In order to help safeguard the sustainability of the local community, development that would result in the loss of or significant harm to a local community facility or asset of community value, particularly including the village shop and pub, will not be permitted unless:
 - a) there is adequate alternative provision in the parish, or
 - b) the facility can be shown to be no longer viable.



OPEN SPACES

- 5.3 The plan protects the most important of the existing open spaces in the parish - the Village Green (Tannen Land), the Village Wood (Blackbird Wood) and the Village Play Park. These are identified as Local Green Spaces and only development necessary to improve their enjoyment by the general public will be permitted. The Village Green is owned by Devon County Council, is subject to covenants and restrictions on its use, and is managed by the Parish Council. The Village Wood is owned and managed by a local charitable trust, and was established to encourage wildlife and provide a quiet space for residents and visitors to enjoy. The Village Play Park is on a long-term lease to the Parish Council and subject to restriction that it be used only as a children's play area.



POLICY SNP11: LOCAL GREEN SPACES

Map no.7

POLICY SNP11: LOCAL GREEN SPACES

1. The following areas are designated as local green spaces in the plan:
 - a) The Village Green
 - b) The Village Wood (Blackbird Wood)
 - c) The Village Play Park
2. Development of local green spaces identified in the plan will only be permitted in very special circumstances.

FOOTPATHS

- 5.4 The local footpath network is an asset but many of the village streets do not have footpaths so there is need to improve pedestrian safety in the village. New housing development should include improvements to the local standards of provision of footpaths as well as opportunities to enhance the network of paths around the parish.



Photograph © Nick Shepherd

POLICY SNP12: LOCAL FOOTPATHS

New housing development will be required, where appropriate to the size and scale of the development, to provide for new footpaths or improve existing ones, in order to enhance pedestrian safety and connectivity.

TOURISM

- 5.5 Tourism, particularly tourist accommodation, is an important part of the local economy and the plan aims not only to safeguard the precious environment which draws visitors to the area but also to protect existing tourist businesses and provide for suitable tourism growth.

POLICY SNP13: SUSTAINABLE TOURISM

To support the sustainable development of tourism additional tourist accommodation or facilities will be acceptable in principle within the settlement boundary.

Outside the boundary tourism development will be acceptable if it improves an existing tourism business, is part of a farm diversification scheme, is based in an existing dwelling or re-uses a traditional farm building which is no longer required for farming,

In every case the development must be capable of being delivered sustainably, in scale and character with the site and surroundings, and cause no significant adverse impacts on the natural or historic environment, the undeveloped coast, amenity, traffic, parking or safety.

6 Delivery and Monitoring

- 6.1 Many of the plan's proposals will only happen with private sector investment, but this does not remove Devon County, South Hams District and Strete Parish Councils or other public bodies from their responsibilities for infrastructure and services. The plan's policies aim to steer and shape development, but it is expected that developer contributions will be gathered through S106 agreements, Community Infrastructure Levy or similar order to address any specific mitigation required and to offset the broader impacts of any new development.
- 6.2 The policies of this plan and the Plymouth and South West Devon Joint Local Plan will be complementary, together providing a firm platform for all parties to cooperate in promoting, enabling and delivering beneficial developments and improvements of all kinds. Conformity between plans will be key to unlocking funds to support this plan's delivery, and it is hoped that Devon County, South Hams District and Strete Parish Councils will take a proactive role in this regard.
- 6.3 Once the Neighbourhood Plan is formally adopted by South Hams Council it will become part of the local development plan. This means that it will be a material consideration in the determination of planning applications. The Council will therefore assess development proposals against the objectives of the Neighbourhood Plan alongside the JLP and any related implementation plan to ensure that the aspirations of the community are being met.
- 6.4 Monitoring may require the plan to be reviewed in due course to keep it up-to-date and relevant. A monitoring framework is suggested to help judge the effectiveness of the plan's policies. Any formal amendments to the plan will have to follow a similar process as was used to prepare the original plan.

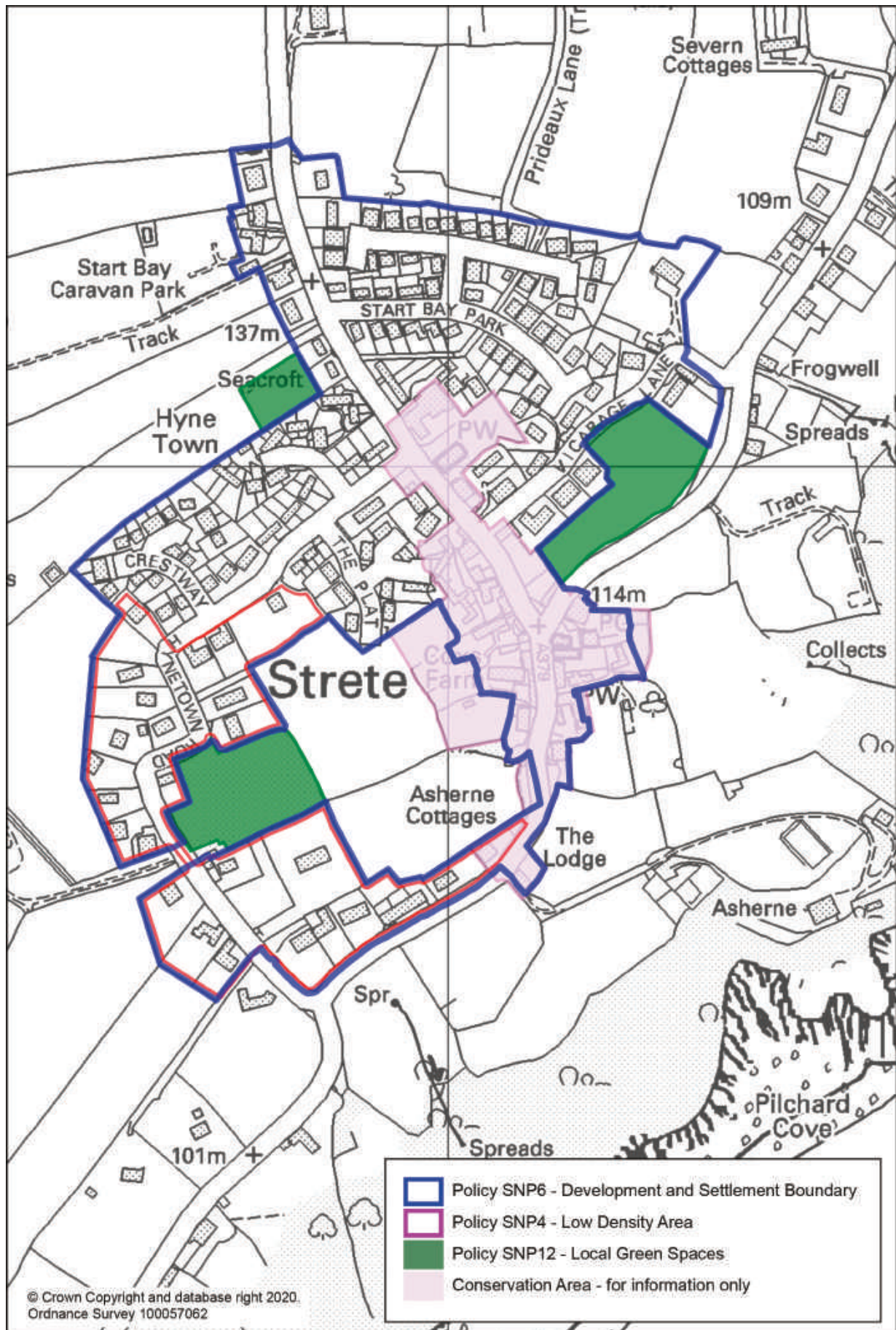
[Monitoring Framework](#)

[Sustainability Appraisal](#)



Photographs © Nick Shepherd

Strete Neighbourhood Plan - Proposals Map



Map no.8

