

NEWTON & NOSS PARISH COUNCIL

~ Clerk to the Council: Mrs Shona McDonough ~
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Mr Lee Bray
Forward Planning
South Hams District Council
Follaton House
Totnes
TQ9 5NE

10th July 2009

Dear Sirs,

Re: Development Plan Policies DPD Publication Stage

I have been asked to respond on behalf of the Newton & Noss Parish Council following a Parish Council Meeting which took place yesterday evening.

The Newton & Noss Parish Council would like to respond to the consultation on the Local Development Framework by pointing out that paragraph 1.2 states that there is now "more scope for community involvement", however the document does not appear to include any recognition of the Parish Plans or Village Design Statements.

Newton & Noss Parish Council has a Parish Plan (copy attached) and is in the process of preparing a Village Design Statement. The Parish Plan was based on the responses (66%) to a questionnaire that was sent to every household in the Parish and several workshops and open meetings, mainly funded by Government Grants.

To address this point Newton & Noss Parish Council suggests that bullet point 1 paragraph 2.3 is expanded as follows:

- Meeting communities' needs locally ***and taking note of the communities wishes where these have been expressed in a Parish Plan and or a Village Design Statement.***

Newton & Noss Parish Council look forward to seeing this amendment being adopted.

Yours faithfully,

Mrs Shona McDonough

Clerk to Newton & Noss Parish Council



**SOUTH WEST
COUNCILS**

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- 8 JUN 2009

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4 June 2009

Dear Mr Swiss

**South Hams Local Development Framework – Development Policies DPD
Publication (Pre-Submission) Stage**

Thank you for your letter dated 22 May 2009 and received by this office on 2 June 2009 notifying the South West Strategic Leaders' Board of South Hams District Council's consultation on the above document. The South West Strategic Leaders' Board will endeavour to respond within the consultation period.

In the meantime, should you have any queries, please do not hesitate to contact Vivien James on (01823) 425204 or by email at planning@southwest-ra.gov.uk.

Yours sincerely

Peter Brown
Director of Policy and Planning

General Conformity Queries:
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INVESTOR IN PEOPLE

From: Gill Claydon [<mailto:clerk@stokenham-pc.gov.uk>]
Sent: 07 July 2009 17:06
To: Lee Bray
Subject: Salcombe Town Council and Development Policies

Turning to the Development Policies. I know that all responses should have reached District by 3rd July. Alas I went to conference on the 2nd and councillors who were supposed to filter further points to me failed!

Please can I ask a question? On looking back at the previous Core Policies document this new document appears to have meta morphed completely and it is hard to compare certain policies. That said my personal opinion and thus recommendation given to both councils is that this document is by far superior. What I am interested in is why the document was completely re jugged and the policies theoretically reduced? Is this because certain elements i.e. Telecommunications have been diverted to stand alone documents? On this point I have concerns that the original Town Centre Zones has disappeared. What are your views on this point/policy and have I missed another document elsewhere.

If you could perhaps indulge me on timing on this one and perhaps give me some feedback and if necessary I will then complete a proper response form on this point.

Other than this if I have not missed something you have slipped in:-) or missed! I think that this is a well written useful document.

Hoping that is not too much in one email and looking forward to your comments.

See you tomorrow.
Gilly

18206 ✓
(4369)



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3rd July 2009

Our Ref: cw/dpm

Dear Sir

SOUTH HAMS LOCAL DEVELOPMENT FRAMEWORK : DEVELOPMENT POLICIES DPD (PRE-SUBMISSION) STAGE CONSULTATION

We write to your planning authority on behalf of the Mobile Operators Association (MOA), which consists of: -

- Hutchison 3G UK Limited ("3"),
- O2 (UK) Limited ("O2"),
- Orange PCS Limited ("Orange"),
- T-Mobile UK Limited ("T-Mobile"); and
- Vodafone Limited ("Vodafone").

The MOA monitors all emerging development plan policies and supplementary planning guidance that relate to telecommunications development and those which would have an impact on their member's agreements to supply a mobile telecommunications service in the UK. Mono Consultants undertake this project on behalf of the MOA.

We note that Policy DC18: Telecommunications as contained in the issues stage of the Development Policies DPD and to which we made representation dated 15th August 2007, has been removed from the Pre-Submission document. Whilst we understand that the removal of such a generic policy from the document may have resulted from the revised guidance in PPS12, and the existence of national policy in the form of PPG8 we consider it important that there remains in place a telecommunications policy within the emerging Local Development Framework. It is recognised that telecommunications plays a vital role in both the economic and social fabric of communities. Indeed national guidance recognises this through PPG8, which provides clear guidance as to the main issues surrounding telecommunications development. These include the legislative framework, siting and design issues, levels of consultation and issues surrounding electromagnetic fields (EMFs). Clear guidance is also given regarding what should be included within local plan (now LDF) policy.

This guidance states that local plans (LDDs) should set out criteria based policies to guide telecommunications development and that whilst regard should be had to siting and design considerations, operational efficiency should not be inhibited. PPG8 also makes clear that "*Criteria should be flexible enough to allow for the efficient development of the network and the demands imposed by the technology*".



Since the revision of PPG8 in 2001, the Office of the Deputy Prime Minister (ODPM) produced, in conjunction with the industry, a Code of Best Practice. This builds on the Ten Commitments to ensure that the industry is alive to the concerns of local communities and consultation is built into the development process.

As indicated above the formulation of policy does not exist in isolation and there are numerous documents which will affect the formulation of any telecommunications policy, the most important of these being PPG8. On this basis we would suggest that within the Local Development Framework there should be a concise and flexible telecommunications policy contained within one of the Council's statutory Local Development Document. We therefore consider that the Development Policies DPD should contain such a policy. Such a policy should give all stakeholders a clear indication of the issues which development will be assessed against. We would suggest a policy which reads;

Proposals for telecommunications development will be permitted provided that the following criteria are met: -

- (i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;***
- (ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;***
- (iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority.***
- (iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.***

When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology.

Justification

Modern telecommunications systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With new services such as the advanced third generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The Council are keen to facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and location on existing tall structures and buildings. Further information on telecommunications can be found in Local Development Document.....

We trust you find the above comments of assistance. Please do not hesitate to contact me should you have any queries relating to the above matters.

Yo

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SENIOR PLANNER

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