THURLESTONE PARISH NEIGHBOURHOOD PLAN:

A SUMMARY OF THE DRAFT POLICIES

*Please note that all policies are subject to specific criteria that take into account local circumstances, specifically, the South Devon AONB, the Heritage Coast and the Undeveloped Coast.*

TP1 All proposals must meet certain general development principles relating to residential amenity, design, infrastructure, dark skies, the natural environment, historic environment and traffic impact.

TP2 Settlement boundaries are designated for Buckland and Bantham, and the Thurlestone settlement boundary has been updated.

TP3 Affordable housing will be supported as infill within the designated settlement boundaries and on sites that would not normally be used for housing if it meets clearly identified local housing needs.

TP4 Open market housing will be supported as infill within the designated settlement boundaries if it reflects clearly identified local housing needs but will be restricted elsewhere.

TP5 The reuse of farm and rural buildings for residential purposes will be supported if they are no longer viable for agricultural or any other economic use.

TP6 All new open market housing (excluding replacement dwellings) will be subject to a principal residence requirement.

TP7 Replacement dwellings and extensions must meet certain criteria.

TP8 Economic development will be supported, including homeworking and flexible working practices.

TP9 The expansion of existing shops, cafes and restaurants, B&Bs, hotels and pubs will be supported.

TP10 New premises for cafes and restaurants, arts and crafts workshops, farm and surf/water sports shops will be supported.

TP11 The expansion of existing caravan and camp sites where there is a proven need will be supported but not new caravan, camp and chalet sites.

TP12 A new business hub with shared facilities for small businesses will be supported.

TP13 New small-scale marine-related workshops will be supported.

TP14 More storage space for local business or commercial use will be supported but not the loss of storage space.

TP15 The conversion of farm and rural buildings for local business, commercial or storage purposes will be supported.

TP16 The loss of employment land, business and commercial premises will be restricted.

TP17 New footpaths and cycle tracks will be supported.

TP18 More play areas and youth facilities for recreational and sports purposes will be supported but not on or within the immediate vicinity of any of the beaches.

TP19 More open space, sport and recreational use of land will be supported where there is a proven demand.

TP20 The loss of open space, sport and recreation land and facilities will be restricted.

TP21 Locally significant heritage assets that have no statutory protection will be conserved and enhanced.

TP22 Strict criteria will govern the natural environment, including the protection of long uninterrupted views, woodland and wildlife.

TP23 The management of coastal erosion and dune preservation will be supported.

TP24 Community WiFi will be supported.

TP25 A new car park on a greenfield site for any of the villages will be supported.

TP26 An air ambulance night landing site will be supported.

TP27 Solar panels and arrays on or close to farm buildings will be supported but not in the open countryside unless their impacts are addressed.

TP28 Wind turbines will only be supported where they are on or close to farm buildings and have community support.

TP29 A small-scale community heating scheme for Thurlestone will be supported dependent on its feasibility.